THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Bill Garrett Davidson County
Batch# 57177 **DEEDWARR**
02/09/2018 09:07:29 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180209-0013125

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Weston	New Owner	MAP
1034 9th Avenue North		PARCEL 082-13-0A-026.00-CO
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stephen Alfred Muelder, married and Abigail Esther Muelder, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey W. Weston, a single person and David E. Weston, a married person as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. E-9 of ROW 8.9 Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ROW 8.9 Condominiums of record in Instrument Number 20011121-0128062, amended in Book 20021212-0153656 and Book 20110419-0030186, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" in the Amendment to said Master Deed in Instrument No. 20021212-0153656; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed, and further being a part of the property shown on the Plat of the Resubdivision of Lot No. 1 of the Resubdivision of a portion of Lots 5 and 93 of Balch and Whiteside's Addition to Nashville of record in Instrument Number 20020718-0086526, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Alfred Muelder, married and Abigail Esther Muelder, unmarried by Warranty deed from Allen Moser, an unmarried man of record in Instrument No. 20130906-0094275 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 06, 2013.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1034 9th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 7th day of February, 2018.

Abigail Esther Muelder

Steven Alfred Muelder by Abigail Esther Muelder, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abigail Esther Muelder** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of February, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Abigail Esther Muelder** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Steven Alfred Muelder**, as his Attorney in Fact, as the free act and deed of the within named **Steven Alfred Muelder**.

Witness my hand and official seal this the 7th day of February, 2018.

My Commission expires March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public