Bill Garrett Davidson County
Batch# 77648 DEEDWARR
04/10/2018 09:47:41 AM 2 pgs
Fees: $13.00 Taxes: $1,653.53
20180410-0033591

WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~[illegible]~~ $414,900.00 am'

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2018.

Notary Public A Hall 5.8.18

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walter W. Mueller,Jr.	**OWNER**	**Map 141-15-0-D Parcel 081-00co**
105 Claytie South	1789 Kapalua Bay Ln	
Nashville, TN 37221	Corona, CA 92883	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael R. Miller and Lindsay A. Miller, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter W. Mueller, Jr.,

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:

Land in Davidson County, Tennessee, being Lot No. 81, on the Plan of "Sheffield" on the Harpeth, Phase II, a Planned Unit Development, as of record in Book 6900, Pages 410 and 411, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael R. Miller and Lindsay A. Miller, husband and wife, by Deed dated June 2, 2015 from Anthony James Nichols and Grace Nichols, husband and wife, of record in Instrument No. 20150603-0051613, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record in Book 6900, Pages 410 and 411, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to boundary plat of record in Plat Book 6900, Page 9, and in Plat Book 6900, Page 395, said Register's Office. 3) Easement for the flow of the Harpeth River. 4) Charter of "Sheffield" on the Harpeth Homeowners' Association, Inc., of record in Book 6939, Page 983, said Register's Office. 5) Declaration of Covenants, Conditions and Restrictions of "Sheffield" on the Harpeth, of record in Book 6925, Page 900, and as amended in Book 7145, page 954, Book 8276, Page 238, Book 8505, Page 598, Book 8747, Page 97, Book 9313, Page 806, Book 4136, Page 525, Book 4279, Page 731, Book 5738, Page 829, and Book 5869, Page 481, Register's Office for Davidson County, Tennessee. 6) By-Laws of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 7145, Page 964, and as amended in Book 8146, Page 463, Register's Office for Davidson County, Tennessee. 7) Taxes for the current year, prorated and assumed by Grantee.

This is improved (__x__) Unimproved (____) property, known as **105 Claytie South, Nashville, TN 37221**

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 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 my/our hand(s) this **2nd** day of **April, 2018.**

Michael R. Miller

Lindsay A. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael R. Miller and Lindsay A. Miller,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **2nd** day of **April, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21