Bill Garrett Davidson County
Batch# 134150 DEEDWARR
08/28/2018 12:12:49 PM 2 pgs
Fees: $13.00 Taxes: $751.10
20180828-0085201

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $203,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2018. Notary Public My Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address New Owner As Follows:
Nathan Mueting
Cassidy Cowan Mueting
1846 Shaylin Loop
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map-Parcel Number:
173-05-0A-028.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, **LACEY A. SPEARS, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NATHAN MUETING AND CASSIDY COWAN MUETING, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 28, on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Lacey A. Spears, an unmarried woman, by deed from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20090702-0061609, dated June 29, 2009, said Register's Office.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Right-of-Way Dedication of record in Instrument No. 20050811-0095171, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Boundary Plan of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.

4. Right-of-Way Dedication of record in Instrument No. 20050811-0095171, Register's Office for Davidson County, Tennessee.

5. Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109630, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1846 Shaylin Loop, Antioch, TN 37013.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 17th day of August, 2018.

Lacey A. Spears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lacey A. Spears, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of August, 2018.

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____