# WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF December, 2018

Notary Public

MY COMMISSION EXPIRES: 3/15/2020

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mason T. Sutton | Quicken Loans | |
| (NAME) | (NAME) | |
| 5770 Brentwood Trace | 1050 Woodward Ave | 160-14-B 70 CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Detriot, MI 48226 | |
| (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, **WILLIAM R. MUELLER AND KAREN L. MUELLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MASON T. SUTTON, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**A condominium apartment in Davidson County, Tennessee, being Unit No. 5770 on the 2nd Revision of Brentwood Trace Condominiums, a Horizontal Property Regime located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums of record in Plat Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in as Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, said Register's Office, all to which reference is hereby made for a more complete description thereof. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums contained in the Master Deed and Bylaws recorded in Book 5524, page 415 and in Book 5524, page 424, said Register's Office, Amendment to the Master Deed in Book 5545, page 510 and Amendment to the Bylaws of record in Book 5537, page 988, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.**

**Being the same property conveyed to William R. Mueller and Karen L. Mueller, husband and wife, by deed from Jennifer Stegall Ketner and husband, Lucas Ketner, of record in Instrument No. 20130319-0027072, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x

Karen Y Johnson Davidson County
Batch# 173592 DEEDWARR
12/13/2018 10:16:31 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20181213-0121282

5770 Brentwood Trace, Brentwood, TN 37027
(Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of December, 2018

WILLIAM R. MUELLER

KAREN L. MUELLER

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 William R. Mueller and Karen L. Mueller, the bargainor, 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 this 12th day of December, 2018.

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Nov 5, 2019