WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2019.

Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 224883 **DEEDWARR**
05/02/2019 12:36:01 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20190502-0040964

R-VRES-19-264

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ulrich Mueller and Barbara Jean Mueller	**NEW OWNER**	
(NAME)	(NAME)	**129-11-0A-264.00-CO**
264 Cana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNNE L. MCFARLAND, SUCCESSOR CO-TRUSTEE; MARY ELIZABETH MCFARLAND, SUCCESSOR CO-TRUSTEE; OF THE RUBY LUCKEY FIELDEN REVOCABLE TRUST UAD DECEMBER 11, 2009, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ULRICH MUELLER AND BARBARA JEAN MUELLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 264 of The Cloister at St. Henry, Phase IC, 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 The Cloister at St. Henry, Phase IC of record in Book 6675, Page 173, 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 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Ruby Luckey Fielden, trustee of The Ruby Luckey Fielden Revocable Trust U/A dated December 11, 2009 by Quit Claim deed from Ruby Luckey Fielden of record in Instrument No. 20150506-0041169 Register's Office for Davidson County, Tennessee, dated April 07, 2015 and recorded on May 06, 2015. The said Ruby Luckey Fielden having since died on September 24, 2018. Mary Elizabeth McFarland and Lynne L. McFarland hereby convey the above-described property as Successor Co-Trustees.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Master Deed of The Cloister at St. Henry, Phase 1C, of record in Book 6675, Page 173 with Surveyor's Certificate of Correction recorded as Instrument No. 20080402-0032958, both in said Register's Office.
- By-Laws of The Cloister at St. Henry of record in Book 6042, Page 602 (page 650), amended by Book 6519, page 187, Book 7590, page 273, Book 9269, page 285 and Instrument No. 20020109-0003376, in said Register's Office.
- Charter of record in Book 6076, Page 203, in said Register's Office.
- Covenants, Conditions and Restrictions of record in Instrument Number 20101228-0102374, amended at 20140219-0014189, in said Register's Office.
- Ground Lease dated August 31, 1982, of record in Book 5961, Page 657, in said Register's Office
- Ground Lease dated June 3, 1985, of record in Book 6596, Page 608, in said Register's Office
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, in said Register's Office
- Easement for ingress and egress of record in Book 6673, Page 133, in said Register's Office.
- Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, page 870, in said Register's Office.
- Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of

Water and Sewerage Services, of record in Book 6065, page 127, Book 6065, page 132, Book 7306, page 140, Book 7306, page 155, Book 7893, page 299, Book 7893, page 394 and Book 7893, page 451, in said Register's Office.

- Plan of record in Plat Book 5200, Page 455, Book 5200, page 676, Book 6250, page 914 and as shown on the Plat attached as Exhibit "B" to the Declaration of Restrictions, Covenants and Easements, recorded as Instrument No. 20101228-0102374, all in said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **264 Cana Circle, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 25th DAY OF APRIL, 2019.

The Ruby Luckey Fielden Revocable Trust UAD December 11, 2009, and any amendments thereto

BY: _____
Lynne L. McFarland
Successor Co-Trustee

BY: _____
Mary Elizabeth McFarland
Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNNE L. MCFARLAND, SUCCESSOR CO-TRUSTEE of THE RUBY LUCKEY FIELDEN REVOCABLE TRUST UAD DECEMBER 11, 2009, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of April, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELIZABETH MCFARLAND, SUCCESSOR CO-TRUSTEE of THE RUBY LUCKEY FIELDEN REVOCABLE TRUST UAD DECEMBER 11, 2009, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of April, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212