THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520698

Karen Johnson Davidson County
Batch# 240200 **DEEDWARR**
06/07/2019 09:20:19 AM 2 pgs
Fees: $13.00 Taxes: $838.52

20190607-0054545

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $226,625.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2019.

Notary Public
My Commission Expires:

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tom Muellenbach and Connie Muellenbach 837 Acklen Avenue Nashville TN 37203	New Owner	Tax Parcel ID No. 117150A00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Alan Green and Anne Leslie Owens, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tom Muellenbach and Connie Muellenbach, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain condominium apartment in Davidson County, Tennessee, being Unit No. TH-B-3 on the plan of Green Hills Terrace Condominium Apartments, of record in Book 5200, Page 64, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Anne Leslie Owens, unmarried by Warranty Deed from Alice B. Pruett, unmarried, recorded on the 18th day of February, 2005 in Instrument No. 20050218-0018403, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11362, Page 463.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557; also subject to easements, rights and interests 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 building thereon.

Easement for Overhang, recorded in Book 4317, Page 162.

Easement for Sanitary Sewer, recorded in Book 3879, Page 569.

Easement for Common use Areas, recorded in Book 4320, Page 896.

This is improved property located at 1900 Richard Jones Road Unit X7 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2019.

Robert Alan Green

Anne Leslie Owens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Alan Green and Anne Leslie Owens, 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 30th day of May, 2019.

Notary Public

My Commission Expires: _____

GHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021