Box#14
G#32127-3

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 247856 DEEDWARRSP
06/25/2019 08:46:45 AM 2 pgs
Fees: $13.00 Taxes: $3,071.00

20190625-0061067

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$830,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of **June, 2019.**

Notary Public

My commission expires: 4.8.2019

(AFFIX SEAL)

CARYLYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Siegfried Mueller **Joyce Mueller**	"New Owner"	**117-13-0-B-015.00co**
402 Hyde Park	402 Hyde Park	
Nashville, TN 37215	Nashville, TN 37215	

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,

Thomas I. Carlton Jr., as Executor of the Last Will and Testament of Charles Hampton White, deceased

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Siegfried Mueller and Joyce Mueller, husband and wife

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. 402 on the Plan of Abbottsford, Phase One, a Planned Unit Development, of record in Book 6250, Page 419-421, amended in Book 6619, Page 936, and in Book 6771, Page 683, and Surveyors Certificate, of Correction of record in Book 6800, Page 164, 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 all of the same property conveyed to Charles Hampton White and wife, Frances C. White by deed dated September 9th, 1986 from Fox Builders, Inc., a Tennessee Corporation of record in Book 6974 Page 159, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce of record in Case No. 93D-2466, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Charles Hampton White by Quitclaim Deed dated January 3rd, 1995 from Frances Alleyne Cone White of record in Book 9563 Page 365, Register's Office for Davidson County, Tennessee.

THE said Charles Hampton White having since died testate on October 8th, 2018. Thomas I. Carlton, Jr. was appointed Executor by the Last Will and Testament of Charles Hampton White of record in Docket No. 18P-1943, Probate Court for said County. Pursuant to said will, the real property which was owned by the deceased is specified to be administered as part of the Probate Estate. The Executor is authorized to sell the property without the joinder of any beneficiary.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 6250, Page 419-421, amended in Book 6619, Page 936, and in Book 6771, Page 683, and Surveyors Certificate, of Correction of record in Book 6800, Page 164, Register's Office for Davidson County, Tennessee;

2)Easement for waterlines of record in Book 1037, Page 572 and Book 1286, Page 690, Register's Office for Davidson County, Tennessee;

3) Stormwater Detention Agreement of record in Book 6555, Page 328, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants and Reciprocal Easements of record in Book 6478 and Page 177, amended in Book 6530, Page 242, Register's Office for Davidson County, Tennessee;

5) Declaration of Covenants, Conditions and Restrictions for Abbottsford, of record in Book 6537, Page 303, and amended and Restated in Book 8106, Page 1, and further amended in Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Re-recorded in Instrument No. 20010514-0049648, further amended in Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051266 Register's Office for Davidson County, Tennessee;

6) By-Laws of Abbottsford Homeowners' Association, Inc. of record in Book 8106, Page 20, and amended in Book 8327, Page 254, Book 9381, Page 876, Instrument No. 20131218-0127949 and Instrument No. 20160523-0051265, Register's Office for Davidson County, Tennessee;

7) Abbottsford Homeowners' Association, Inc. Parking Rules of record in Instrument No. 20140307-0019563, Register's Office for Davidson County, Tennessee;

8) Abbottsford Homeowners' Association, Inc. Leasing Rules of record in Instrument No. 20140408-0029142, Register's Office for Davidson County, Tennessee;

9) Charter of Abbottsford Homeowners' Association, Inc. of record in Book 6548, Page 213, Register's Office for Davidson County, Tennessee;

10) Conveyance of Common area to Abbotsford Homeowners' Association, Inc. of record in Book 7175, Page 761, Register's Office for Davidson County, Tennessee;

11) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **402 Hyde Park Nashville, TN 37215**

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 **24th** day of **June, 2019.**

Thomas I. Carlton Jr., Executor
under the Last Will and Testament of Charles Hampton White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas I. Carlton Jr., as Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY