Karen Johnson Davidson County
Batch# 252009 DEEDWARR
07/02/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20190702-0064775

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621177** REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON	STATE OF TENNESSEE) COUNTY OF ~~Davidson~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $239,900.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner: Aurora Corin Scott 828 Fitzpatrick Road Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 108-04-085.00

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, **Marinda J. Hamann, unmarried, and Michael K. Mueller, unmarried, as joint tenants with right of survivorship,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aurora C. Scott, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 288 on the Plan of Larchwood, Section Three, as of record in Plat Book 5200, Page 540, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marinda J. Hamann and Michael K. Mueller, joint tenants with right of survivorship by Warranty Deed from Charles R. Reasonover and wife, Emily Armes Reasonover, recorded on the 6th day of August, 2007 in Instrument No. 20070806-0093423, 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 LARCHWOOD, SECTION THREE, as recorded in Plat Book 5200, Page(s) 540.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5773, Page 797, Book 6076, Page 69 and Book 6122, Page 482.

Easement in Gross & Right of Way, recorded in Instrument No. 20100219-0012995.

This is improved property located at 828 Fitzpatrick Road Nashville TN 37214

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 27th day of June, 2019.

Marinda J. Hamann

Michael K. Mueller

STATE OF FLORIDA)
COUNTY OF Pinellas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marinda J. Hamann and Michael K. Mueller, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

Notary Public

My Commission Expires:

KAREN DOHERTY LEE
Notary Public - State of Florida
Commission # GG 218702
My Comm. Expires May 16, 2022
Bonded through National Notary Assn.

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY