Karen Johnson Davidson County
Batch# 261140 DEEDWARR
07/24/2019 08:32:35 AM 2 pgs
Fees: $13.00 Taxes: $2,830.50
20190724-0072438

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$775,000.00~~ $765,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2019.

Notary Public

My commission expires: 1/3/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC 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	Owner	Map 116-08-0-L Parcel 104.00co
100 Cantrell Square		
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, WE,

Debra J. Dement, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4 on the Plan of Cantrell Square, as shown on Exhibit "C" to the Master Deed of record in Book 7223, Page 644, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Debra J. Dement, by Deed dated May 20, 2015 from Ashley B. Woods, unmarried, of record in Instrument No. 20150526-0048092, Register's Office for Davidson County, Tennessee.

Kenny Frances Williard, spouse of the above named Debra Dement, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan as shown on Exhibit "C" to Master Deed of record in Book 7223, Page 644, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Cantrell Square Condominiums, of record in Book 7223, Page 644, By-Laws attached thereto, said Register's Office. (3) Charter of Cantrell Square Homeowners' Association of record in Book 7207, page 446, said Register's Office. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **100 Cantrell Square, Nashville, TN 37215**

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 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/our hand(s) this **19th** day of **July, 2019.**

Debra J. Dement

Debra J. Dement

Kenny F Williard

Kenny Frances Williard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Debra J. Dement and Kenny Frances Williard,** the within named sellers, 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 at Nashville, Tennessee, this **19th** day of **July, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY