Bk/ 36

Karen Johnson Davidson County
Batch# 344619 DEEDWARR
01/16/2020 03:06:24 PM 2 pgs
Fees: $13.00 Taxes: $3,033.63

20200116-0006041

This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075
File Number: 6-19-6052

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $819,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2020.

Notary Public
My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Otha L. Reese 402 Hyde Park Nashville, TN 37215	SAME AS NEW OWNERS	117-13-B-15.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Siegfried Mueller and Joyce Mueller, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Otha L. Reese and John L. Reese, wife and husband**, hereinafter called the Grantee(s), 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 all of Lot No. 402, Phase One, Abbottsford, a Planned Unit Development, according to survey and plat of same appearing of record in Book 6250, page 419-421; as amended in Book 6619, page 936; and in Book 6671, page 683; and as further corrected in Book 6800, page 164, in the Register's Office for Davidson County, Tennessee, to which plat, amendment and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Siegfried Mueller and Joyce Mueller, husband and wife by Special Warranty Deed from Thomas I. Carlton, Jr., as Executor of the Last Will and Testament of Charles Hampton White, deceased, dated June 24, 2019, recorded June 25, 2019, of record in Instrument No. 20190625-0061067, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Charles Hampton White by Quitclaim Deed from Frances Alleyne Cone White, dated January 3, 1995, recorded January 4, 1995, of record in Book 9563, page 365, said Register's Office. (See also Warranty Deed in Book 6974, page 159, said Register's Office). The said Charles Hampton White having since died testate on October 8, 2018, property being conveyed in accordance with the terms of the Last Will and Testament of Charles Hampton White, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-1943, Thomas I. Carlton, Jr. having been appointed Executor with authorization to sell without the joinder of any beneficiary.

This is improved property located at: **402 Hyde Park, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 15th day of January, 2020.

GRANTOR:

Siegfried Mueller

Joyce Mueller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Siegfried Mueller and Joyce Mueller, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of January, 2020.

Notary Public
My Commission expires: 9-2021

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.