THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P20-10863-BW

April G. Nichols
State of Tennessee Notary Public
Williamson County

Karen Johnson Davidson County
Batch# 450168 DEEDWARR
08/05/2020 08:19:05 AM 2 pgs
Fees: $13.00 Taxes: $1,119.99

20200805-0086472

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **302,700.00**.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 6-24-2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Mueller	NEW OWNER	MAP
4816 Concord Drive		PARCEL 075-08.0-146.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sandra K. Sweeney, widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mueller, unmarried man**

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. 543 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, page 135, Register's Office for said county.

Said Lot No. 543 fronts 90 feet on the easterly side of Concord, Drive and extends back 159.20 feet on the northerly line and 159.15 feet on the southerly line to a dead line measuring 90 feet thereon.

Being the same property conveyed to J. W. Sweeney and wife, Sandra K. Sweeney by Deed from Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company of record in Book 5127, page 318, Register's Office for Davidson County, Tennessee, dated March 18, 1977 and recorded on March 23, 1977.

The said Jessie Wayne Sweeney died February 27, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4816 Concord Drive, Hermitage, TN 37076.**

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. 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 _____ hand( ) this the 17th day of July, 2020.

Sandra K. Sweeney

Sandra K. Sweeney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra K. Sweeney** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of July, 2020.

My Commission expires: 11/3/2020

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY