WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$340,000.00**

E Roberts Alley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E Roberts Alley Jr.	**Mortgage Lenders of America, LLC DBA Gibraltar Mortgage**	**144-15-60**
(NAME) **2017 Erlington Drive**	(NAME) **5210 Maryland Way, Suite 203**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Brentwood, TN 37027**	
(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, **MARK L. MOMDELLI AND WIFE, BRENDA D. MONDELLI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E. ROBERTS ALLEY, JR. AND WIFE, FRONDA THROCKMORTON ALLEY**, 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. 436, on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, Page 142, Register's Office for Davidson County, Tennessee.

SAID Lot No. 436 fronts 216 feet on the westerly side of Earlington Drive and extends back between lines 225 feet on the northerly side and 215.8 feet on the southerly side, to a line in the rear on which it measures 216.1 feet thereon.

Being the same property conveyed to Mark L. Mondelli and wife, Brenda D. Mondelli by deed from James M. Fite and wife, Mary Lou Fite of record in Book 9406, Page 393 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **2017 Earlington Drive, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of June, 2001.

Mark L Mondelli

Brenda D Mondelli

Davidson County DEEDWARR
Recvd: 06/26/01 09:41 2pgs
Fees:11.00 Taxes:1258.00
20010626-0067353

STATE OF TENNESSEE

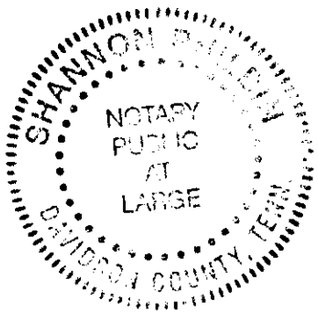
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark L Mondelli and wife, Brenda D Mondelli, the bargainors, 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 15th day of June, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public



My Commission Expires JULY 26, 2003