Book 1

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/02 10:58 2pgs
Fees:13.00 Taxes:185.00

20021001-0118983

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF **SEPTEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Westly M. Muncil	**CTX Mortgage Company**	**136-03-0-A 097.00 CO**
(NAME)	(NAME)	
3880 Priest Lake Drive # 13	**P.O. Box 199000**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Dallas, TX 75219-9000**	
(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, **The Estate of Madalyn (Rakes) Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Westly M. Muncil and wife Ada Muncil**, 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 Townhouse No. 13, Building No. 19 in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 1, as of record in Book 4460, page 79, and revised in Book 4460, page 88, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Madalyn C. Baker by deed of record in Instrument # 20001011-0100790, Register's Office for Davidson County, Tennessee. The Estate of Madalyn (Rakes) Baker, Charles Edward Madden, Jr., Executor is authorized by the court of record in docket number 01P407 to sell the property as Executor, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as **3880 Priest Lake Drive # 13, Nashville, TN 37217**

(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 **27th day of September, 2002**.

The Estate of Madalyn (Rakes) Baker

By: Charles Edward Madden, Jr. Executor

Attest:

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Charles Edward Madden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Madalyn (Rakes)Baker, and that he as such Executor by signing the name of the estate by himself/herself as Charles Edward, Jr., Executor.

Witness my hand and seal at Nashville, Tennessee, this 27th day of September, 2002.

Commission expires: 1-25-2006

Notary Public

