1st
Box 64

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/04 08:25 2pgs
Fees:13.00 Taxes:503.20

20040414-0041636

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$136,000.00.**

Reyna M. Villarreal
Affiant

Subscribed and sworn to before me this 5th day of April, 2004.

ANDREW M. MALONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public
My Commission Expires: 4/30/07
Notary Seal

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Reyna M. Villarreal | SAME | 018-12-A-023.00 |
| 116 Mavella Court | | |
| Goodlettsville, TN 37072 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William A. Mundy,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reyna M. Villarreal and Alfonso Villarreal, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 23 on the plan of Emerald Cove, of record in Book 6900, pages 629, 630 and 631, and amended in Book 9112, page 29, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to William A. Mundy, by deed from Van D. Medlock and wife, Adrianne L. Medlock, on June 27, 1996, of record in Book 10106, page 585, Register's Office for Davidson County, Tennessee. Toyia C. Mundy joins in this conveyance to convey any interest that she may have in said property, particularly any marital interest.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 6900, page 629-631, and amended in Book 9112, page 29, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7511, page 581, Register's Office for Davidson County, Tennessee.

This is improved property known as: **116 Mavella Court, Goodlettsville, TN 37072**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 5, 2004.

William A. Mundy

Toyia C. Mundy

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William A. Mundy and Toyia C. Mundy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 5, 2004

My commission expires 2-11-06

Notary Public

ANDREW H. MALONE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.