WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$297,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF SEPTEMBER, 2004.**

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 09/15/04 13:08 2pgs
Fees:13.00 Taxes:1100.75

20040915-0111317

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC, 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SANDRA FLOCK	SANDRA FLOCK	**88-0-57**
(NAME)	(NAME)	
1029 GARLAND HOLLOW ROAD	1029 GARLAND HOLLOW ROAD	
(ADDRESS)	(ADDRESS)	
PEGRAM, TN 37143	PEGRAM, TN 37143	
(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, **MICHAEL J. MUNDAY and MISTY S. MUNDAY, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA FLOCK, a single person,** 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 LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS TRACT NO. 17 OF THE JOHN T. HAILEY, JR. AND WIFE ANN S. HAILEY PROPERTY, AS DESCRIBED ACCORDING TO A SURVEY BY REX NORTHCUTT, REGISTERED LAND SURVEYOR, LICENSE NO. 77 DATED APRIL 26, 1996 AS FOLLOWS:

BEGINNING AT A METAL PIN ON THE SOUTH MARGIN OF A PROPOSED 50.00 WIDE RIGHT OF WAY (OFF GARLAND HOLLOW ROAD) AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID PIN BEING 1,273.66 FEET FROM A POINT IN THE CENTER OF GARLAND HOLLOW ROAD, AND THIS POINTBEING 211.62 FEET FROM THE NORTHWEST CORNER OF THE CHARLES MCCOY PROPERTY; THENCE WITH THE TRUE POINT OF BEGINNING, AND WITH SAID SOUTH MARGIN OF PROPOSED 50.00 FOOT WIDE RIGHT OF WAY N 68 DEGREES 17 MIN 40 SEC E 275.00 FEET TO A POINT AT THE BEGINNING OF A CUL-DE-SAC, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID CUL-DE-SAC S 25 DEG 35 MIN 31 SEC E 627.28 FEET TO A METAL PIN IN THE NORTH LINE OF AUSTIN POWDER PROPERTY, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, 111.44 FEET TO A POINT; THENCE, S 37 DEG., 26 MIN 47SEC W 269.31 FEET TO A METAL PIN, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID NORTH LINE N 22 DEG 31 MIN 48 SEC W 847.24 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL J. MUNDAY BY WARRANTY DEED FROM MIKE H. MUNDAY AND WIFE FRANCES K. MUNDAY OF RECORD IN BOOK 11582, PAGE 282 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **1029 GARLAND HOLLOW ROAD, PEGRAM, TN 37143**

(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 14th day of September, 2004.

MICHAEL J. MUNDAY

MISTY S. MUNDAY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **MICHAEL J. MUNDAY AND WIFE MISTY S. MUNDAY**, with whom I am personally acquainted, and whom, upon oath, acknowledged **THEMSELVES** to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2004.

Commission expires: July 19, 2008

JUSTIN D. TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19, 2008