WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$470,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

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
Judith C. Wolf Revocable Trust and Allan G. Mandell Revokable Trust	SAME	143-6-A-2CO
(NAME) 304 Harpeth Ridge Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, **Tonya L. Cumbee, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY **a fifty (50%) percent undivided interest in the property hereinafter described unto Allan G. Mandell and Judith C. Wolf Co-Trustees for the Allan G. Mandell Revocable Trust created under the Amended and Restated Revocable Trust Agreement dated July 14, 2006, and a fifty (50%) percent undivided interest in said property unto Judith C. Wolf and Allan G. Mandell Co-Trustees for the Judith C. Wolf Revocable Trust created under the Amended and Restated Revocable Trust Agreement also dated July 14, 2006,** 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:

Lot 2 on the Plan of Resubdivision of Harpeth Trace Estates, Phase 1 Lot 2, Phase 2 Lots 1A and 13, of record in Book 6050, page 26, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tonya L. Cumbee by deeds from Meredith Edwards, married of record in Instrument No. 20051004-0119322 and Instrument No. 20051004-0119323 Register's Office for Davidson County, Tennessee

This conveyance is subject to property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **304 Harpeth Ridge Drive, Nashville, TN 37221**

(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 my hand this 31st day of July, 2006.

Tonya L. Cumbee

Tonya L. Cumbee

Davidson County DEEDWARR
Recvd: 08/03/06 13:40 2 pgs
Fees:13.00 Taxes:1739.00

20060803-0094857

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 Tonya L. Cumbee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31ST DAY OF JULY, 2006.

Commission expires: 7/21/07

Shannon Philbin Notary Public



My Commission Expires JULY 21, 2007