WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/21/2011

(AFFIX SEAL)

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20090052337 DEEDWARR
Recvd: 08/03/09 13:16 2 pgs
Fees:13.00 Taxes:1054.50
20090803-0072430

THIS INSTRUMENT WAS PREPARED BY
g, Mansfield, & Stegall, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Rungee Jr.	James L. Rungee Jr.	Map 104-08-0-M-301.00 CO
(NAME) 1706 18th Avenue S #201	(NAME) 2802 Pavilion Place ~~1706 18th Avenue S #201~~	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Murfreesboro, TN 37129 ~~Nashville, TN 37212~~	
(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, Les Stoltzfus and wife, Dolores Stoltzfus, a/k/a Delores Stoltzfus, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Rungee Jr. and wife, Catherine W. Rungee, a 65 % undivided interest as tenants in common, and Rick G. Mansfield and wife, Paula S. Mansfiled, a 35% undivided interest as tenants in common, 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, and being all of Unit No. 301, The Glen Condominiums, as established under Master Deed of Record as Instrument #20070904-0105726, amended as Instrument #20080805-0080551, #20081029-0108159, #20081112-0111695, and #20081124-0115172, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Les Stoltzfus and Delores Stolzfus, by deed from The Nashville Glen, LLC, a Tennessee limited liability company, as shown of record as Instrument #20090123-0005878, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record as Instrument #200709040105726; #200808050080551; #200810290108159; #200811120111695; #200811240115172; #200902240016363; and #200706280077121; Register's Office for Rutherford County, Tennessee. This conveyance is also subject to rights-of-way of record in Book 4660, page 146; Book 4660,page 147; Book 4660, page 148; and Book 21, page 87; Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 1706 18th Avenue S #201, Nashville, TN 37212

(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 29th day of July, 2009.

Les Stoltzfus BY: Attorney-in-Fact

Dolores Stoltzfus BY: Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brian L. Stoltzfus, with whom I am personally acquainted, on behalf of Les Stoltzfus and wife, Dolores Stoltzfus, a/k/a Delores Stolzfus, and who acknowledged that he executed the same as the free act and deed of the said Les Stoltzfus and wife, Dolores Stoltzfus, a/k/a Delores Stolzfus, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Les Stoltzfus and wife, Dolores Stoltzfus, a/k/a Delores Stolzfus, and appearing of record as Instrument #20090803-0076429, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 29th day of July, 2009.

Commission expires: 2/21/2011

Notary Public

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY