BILL GARRETT, Davidson County
Trans:T20100052838 DEEDWARR
Recvd: 08/25/10 10:48 2 pgs
Fees:13.00 Taxes:332.63
20100825-0067261

DONALD E. MUNDY and wife, KAREN E. MUNDY

TO: **Warranty Deed**

CHAD PASCHAL

THIS DEED OF REALTY, executed as of the 10th day of August, 2010, by Grantors, DONALD E. MUNDY and wife, KAREN E. MUNDY, to Grantee, CHAD J. PASCHAL, an unmarried person, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him, and to his heirs and assigns forever, in fee simple, certain realty situated in the 4th Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Being Lot No. 459 on the Plan of Hermitage Hills, Section Five, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description; being Map and Parcel No. 074-16-0-025.00, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.
>
> AND BEING the same property conveyed to Donald E. Mundy and Karen E. Mundy, by deed from Kyle L. Marquardt and wife, Jeanne S. Marquardt, filed February 16, 1989 in Book 7773, Page 296, Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2010 taxes which shall be prorated and assumed by Grantee; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat appearing of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to restrictive covenants and easements set forth Book 3222, Page 154, the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

map+parcel
074-16-0-025.00

Donald E. Mundy
DONALD E. MUNDY

Karen E. Mundy
KAREN E. MUNDY
(Grantors)

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, DONALD E. MUNDY and KAREN E. MUNDY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 10th day of August, 2010.

LYNN V. SLABAUGH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Lynn V. Slabaugh
Notary Public
My Commission Expires: 11-23-13

Property Owners Name and Address:

Chad J. Paschal
5027 Bonnameade Dr
Hermitage Tn 37076

Person Responsible for Payment of Taxes:

~~F+m Bank~~
~~50 Franklin St~~ 50 Franklin St
~~Clarksville Tn 37040~~ Clarksville Tn 37040

PROPERTY ADDRESS: 5027 Bonnameade Drive, Hermitage, Tennessee 37076

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is ~~$80,000.00~~ $89,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of August, 2010.

LYNN V. SLABAUGH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Lynn V. Slabaugh
Notary Public
My Commission Expires: 11-23-13

This Instrument Prepared By:
Christina M. Bartee, Attorney
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172