WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2010

_____
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
LeeAnn Livingston	NEW OWNER	Parcel ID:
1148 Shelton Ave.		07216026900
Nashville, TN 37216		

FOR AND IN 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

Frederick Allen Mund and Marilyn Sue Leary Mund, Heirs of the Estate of Douglas K. Mund

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
LeeAnn Livingston and Virginia L. Cox, tenants in common with full right of survivorship
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, being Lot No. 47 on the Map of Dugger Heights, as of record in Book 1424, Page 102, Register's Office for said County.

Said Lot No. 47 fronts 70 feet on the East side of Dugger Drive and runs back between lines 210.5 feet on the North line and 210.9 feet on the South line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Douglas K. Mund by deed from James A. Jordan and wife, Agnes B. Jordan, Trustees of the and Jordan Joint Revocable Living and Trust Agreement of record in Instrument 20030626-0088032, said Register's Office. The said Douglas K. Mund died intestate April 21, 2010, leaving as his sole heirs and beneficiaries, Frederick Allen Mund and Marilyn Sue Leary Mund. The Estate was admitted to probate as Probate No. 10P-838 in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1424, Page 102, said Register's Office.

The signature of Marilyn Sue Leary Mund is signed by her duly appointed Attorney-in-Fact, Frederick Allen Mund, pursuant to the Power of Attorney of record in Instrument 20100702-0051976, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1515 Dugger Drive, Nashville, TN 37206

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.

BILL GARRETT, Davidson County
Trans:T20100069421 DEEDWARR
Recvd: 11/02/10 10:49 2 pgs
Fees:13.00 Taxes:425.50
20101102-0087683

Witness my hand this 29th day of October, 2010.

Estate of Douglas K. Mund

BY: Frederick Allen Mund, Heir
Frederick Allen Mund, Heir

BY: Marilyn Sue Leary Mund, Heir by Frederick Allen Mund, Attorney-in-fact
Marilyn Sue Leary Mund, Heir
By: Frederick Allen Mund,
Attorney-in-Fact

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 Frederick Allen Mund, Heir of the Estate of Douglas K. Mund with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is an Heir of the Estate of Douglas K. Mund and as such Heir he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Frederick Allen Mund, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Marilyn Sue Leary Mund, Heir of the Estate of Douglas Mund as her Attorney in Fact as the free act and deed of the within named Marilyn Sue Leary Mund, Heir of the Estate of Douglas Mund

Witness my hand and official seal at Nashville, Tennessee the 29th day of October, 2010.

My Commission Expires 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.