File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030626 DEEDWARR
Recvd: 04/26/12 12:20 2 pgs
Fees:13.00 Taxes:2142.30
20120426-0035815

File No.: AV-12-107

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth J. Monnig and Mark P. Steele	Farmington Financial Group	103-12-0-214.00
(NAME)	(NAME)	
107 Lauderdale Road	2002 Richard Jones Rd., Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **KENNETH D. FUNGER, A WIDOWER**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARK P. STEELE, AS TO A 50% INTEREST AND RUTH J. MONNIG, AS TO A 50% INTEREST, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 Block "J", on the Plan of Cherokee Park Third Section, of record in Plat Book 843, Pages 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth D. Funger and wife, Sylvia G. Funger by Warranty Deed from Francis N. Hutchison Jr., and wife, Lyndrel Hutchison, dated December 30, 1986, of record in Book 7102, Page 136, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kenneth G. (sic) Funger by Quitclaim Deed from Sylvia G. Funger, dated December 10, 2009, of record in Instrument Number 20091211-0113321, Register's Office for Davidson County, Tennessee. The said Kenneth G. Funger is correctly known as Kenneth D. Funger.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 107 Lauderdale Road, Nashville, TN 37205
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 24th day of April, 2012.

Kenneth D. Funger

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth D. Funger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of April, 2012.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171