File No. 120455

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120039730 DEEDWARR
Recvd: 05/31/12 08:57 2 pgs
Fees:13.00 Taxes:175.75
20120531-0046971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Burke	First Community Mortgage, Inc.	108-08-0-103.00
(NAME)	(NAME)	
4052 Coleridge Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Gloria M. Mongold, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas M. Burke and Fay G. Burke, husband and wife**, 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 Number 14 on the Revised Plan of East Lake Subdivision, Section 2, of record in Book 5200, Page 299, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

BEING the same property conveyed to Robert E. Mongold and wife, Gloria M. Mongold by Warranty Deed from C & S Builders, Inc., dated March 20, 1981 and recorded March 30, 1981 in Book 5726, Page 824, Register's Office for Davidson County, Tennessee. The said Robert E. Mongold died on June 30, 2010, leaving property vested solely in Gloria M. Mongold. Gloria M. Mongold is one and the same person as Gloria Marx Mongold.

This conveyance is subject to the 2012 property taxes, which have been prorated and assumed by the Grantee(s); and to all matters shown on plat of record in Book 5200, Page 299, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1016 East Lake Court, Nashville, TN 37214
(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.

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Witness my hand this 29th day of May, 2012.

Gloria M. Mongold by Jeffrey Lynn Mongold, Attorney in Fact, by Power of Attorney recorded immediately prior hereto as Instrument No. 20120531-0046970 in the Register's Office for Davidson County, Tennessee.

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 JEFFREY LYNN MONGOLD with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of GLORIA M. MONGOLD as her Attorney in Fact as the free act and deed of the within named GLORIA M. MONGOLD.

Witness my hand and official seal this 29th day of May, 2012.

Commission expires: 04/23/2013

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER