BILL GARRETT, Davidson County
Trans:T20120056570 DEEDWARR
Recvd: 08/01/12 11:33 2 pgs
Fees:13.00 Taxes:222.00
20120801-0067873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

B Mennega
Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Notary Public

My commission expires: 9-3-2012

ELAINE PHELPS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

~~Prepared By and~~ Return To:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BEN P ENGELHARDT	GUARANTY TRUST COMPANY	05108003600
223 EMMITT AVE	316 Robert Rose Dr.	
MADISON, TN 37115	Murfreesboro, TN 37129	

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 ACKNOWLEDGE, WE,

THE ESTATE OF ALMARIE SUE MUNDY BY AND THROUGH CHRISTOPHER D. MUNDY, EXECUTOR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BEN P ENGELHARDT AND TABITHA D ENGLEHARDT, 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:

Being Lot No. 15 in Block "C", Power and Roth Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Almarie Sue Mundy by Deed from Claud H. Coble, Jr. and Robert Dan Coble of record in Book 7372, page 292, Register's Office for Davidson County, Tennessee, dated September 22, 1987. The said Almarie Sue Mundy died on December 23, 2011 and pursuant to Order of Probate entered January 19, 2012 under Docket No. 12P-72, Christopher D. Mundy was appointed Executor of the Estate of Almarie Sue Mundy and is authorized to execute this deed.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 843, Page 7, Register's Office for DAVIDSON County, Tennessee.

This is improved (X) unimproved (____) property known as 223 EMMITT AVE, MADISON, TN 37115.

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 in 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 my/our hand(s) this 31st day of July, 2012.

ESTATE OF ALMARIE SUE MUNDY

Christopher D. Mundy, EXECUTOR
CHRISTOPHER D MUNDY, EXECUTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER D MUNDY, the within named Grantors, 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 for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2012.

Jana Drury
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 1, 2016

