WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096377 DEEDWARR
Recvd: 12/17/12 14:51 2 pgs
Fees:13.00 Taxes:1017.50
20121217-0116159

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December 2012.

Notary Public

MY COMMISSION EXPIRES: 06/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Munday and Blair Munday	SUBC Mortgage Corporation	08306029500
(NAME)	(NAME)	
2001 Eastland Avenue	9311 San Pedro, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Antonio, TX 78230	
(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, I/WE, **William D. Sayles and Ruthie Lindsey Sayles, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wade L. Munday and Blair M. Munday, 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 the west half of Lot No. 1 in H.B. Blue's Subdivision of the south part of Lot No. 2, Brownsville Addition, of record in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Eastland Avenue and runs back between parallel lines with the easterly margin of Scott Avenue, 190 feet to an alley.

Being the same property conveyed to William D. Sayles and Ruthie Lindsey by Warranty Deed from Paul D. Carroll and wife, Linda R. Carroll, dated September 8, 2004 of record in Instrument No. 20040909-0109049, Register's Office of Davidson County, Tennessee. The parties having since married and Ruthie Lindsey is now known as Ruthie Lindsey Sayles.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2001 Eastland Avenue, 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, has 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.

Witness our hands this **13th**~~13th~~ day of **December**~~November, 2012~~ **2012**

William D. Sayles

Ruthie Lindsey Sayles

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **William D. Sayles and Ruthie Lindsey Sayles**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~13th~~**13th** day of **December**~~December, 2012~~, **2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON