File No. 130176

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130019680 DEEDWARR
Recvd: 03/11/13 13:59 2 pgs
Fees: 13.00 Taxes: 3145.00

20130311-0024045

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Mnuchin	Same as new owner	092 16 0E 095.00 CO
(NAME)	(NAME)	
900 20th Avenue South #1001		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, Helen Mundy, Trustee of The Gregory R. Mundy Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Mnuchin, 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 Unit No. 1001, together with the appurtenant interest in the common elements of The Adelicia, a Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20060222-0020964, as amended and restated by instrument of record in Instrument No. 200712112-0143307, Register's Office for Davidson County, Tennessee (collectively, the "Master Deed"), said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number(s) 80 and 81 and Storage Space Number(s) 105, which are assigned as Limited Commons Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Gregory R. Mundy and wife, Helen J. Mundy by deed from Adelicia Development, LLC, a Tennessee limited liability company, dated December 21, 2007 and recorded on December 27, 2007 in Instrument No. 20071227-0147571, Register's Office, Davidson County, Tennessee. The said Gregory R. Mundy died on 2/25/10 leaving Helen J. Mundy as the surviving tenant by the entirety. Helen J. Mundy further conveyed subject property to Helen Mundy, in her capacity as Trustee of The Gregory R. Mundy Family Trust by deed dated August 25, 2011 and recorded on September 19, 2011 in Instrument No. 20110919-0072230, said Registers' Office.

Helen J. Mundy and Helen Mundy being one and the same person.

unimproved ☐

This is improved ☒ property, known as 900 20th Avenue South #1001, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 130176

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.

Witness my hand this 6th day of March, 2013.

Helen Mundy

Helen Mundy, Trustee of The Gregory R. Mundy Family Trust

STATE OF TEXAS

COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Mundy, Trustee of The Gregory R. Mundy Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2013.

Commission expires: May 13, 2014

Notary Public

THOMAS WAYNE MAULDIN
Notary Public, State of Texas
My Commission Expires
May 13, 2014