WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084820 DEEDWARR
Recvd: 10/01/13 15:06 2 pgs
Fees:13.00 Taxes:1794.50

20131001-0103046

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 1-8-2014
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Lawrence Brown	Wilson Bank & Trust	115-09-0A-019.00
(NAME) 812 Saussy Ct.	(NAME) 623 West Main Street	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael Munday, unmarried and Misty Munday, now known as Misty Suzanne Graham, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lawrence R. Brown and wife, Laverne E. Brown, 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 no. 19, on the Plan of The Woods of West Meade, a Planned Unit Development, of record in Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Munday and wife, Misty Munday, by deed from Old Hickory Real Estate Partners, a Tennessee General Partnership composed of Carmichael & Carmichael, Inc. and TMH Partnership, a Tennessee Partnership composed of Tom M. Hudson, Sr and Tom M. Hudson, Jr., of record in Instrument No. 20041005-0120023, dated October 1, 2004, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 812 Saussy Ct., Nashville, TN 37205

(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness our hands this 27th day of September, 2013.

Michael Munday

Misty Munday

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of September, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Munday and Misty Munday**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
RUTHERFORD COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC