Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

JENNY AVERHOFF RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-21-14

(AFFIX SEAL)

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
Michael Munday	New Owner	077-00-0-015.00
(NAME)	(NAME)	
P.O. Box 90662		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Leo Elton Demoss, Jr., unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Michael Munday, unmarried, 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 the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the westerly margin of the New Cub Creek Road at the northeast corner of property conveyed to Lenice Drake by deed from Marcie N. Adkisson, of record in Book 1676, Page 138, Register's Office for said County; thence northwardly 365 feet to an elm tree; thence southwardly 224 feet; thence eastwardly 300 feet to the westerly margin of the New Cub Creek Road; thence with said road, northwardly 224 feet to the beginning.

Being the same property conveyed to Ray D. Pinkerton and wife, Darlene D. Pinkerton, by deed from Administrator of Veterans Affair, of record in Book 5107, Page 834, dated January 12, 1977, said Register's Office. The said Ray D. Pinkerton having since died leaving Darlene D. Pinkerton as the surviving tenant by the entirety. Then being further conveyed to Leo Elton Demoss, Jr by Quitclaim Deed from Darlene D. Pinkerton, unmarried, of record in Instrument No. 20060329-0035678, dated March 29, 2006, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 8368 Cub Creek Rd., Nashville, TN 37209
(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.

Witness my hand this 17th day of December, 2013.

Leo Elton Demoss Jr.

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.

BILL GARRETT, Davidson County
Trans:T20130105793 DEEDWARR
Recvd: 12/19/13 12:49 2 pgs
Fees:13.00 Taxes:166.50
20131219-0128298

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leo Elton Demoss Jr.**, 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 he executed the same as his 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,

