Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: MAY 5, 2015 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELANIE L. MUNDY, ET AL	**SAME**	**098-05-0-015.00**
(NAME) **6013 PORT JAMAICA DRIVE**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, JAMES M. MUNDY, UNMARRIED, AND MELANIE LEE MUNDY, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE L. MUNDY AND JAMES F. WINTON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THIER SUCCESSORS AND OR 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. 134 on the Plan of Lake Park, Section 3, of record in Plat Book 4660, Page 90, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James M. Mundy and wife, Melanie Lee Mundy by deed from Gregory S. Pillon and wife, Deborah Rose Pillon, of record in Instrument No. 20011213-0137954, dated December 11, 2001, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 4660, page 90, Restrictions of record in Book 4787, page 510, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

GRANTEES DO HEREBY ASSUME ALL OF 2014 PROPERTY TAXES.

Unimproved ( )
This is improved(X) property, known as **6013 PORT JAMAICA DRIVE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140030463 DEEDWARR
Recvd: 05/02/14 15:26 2 pgs
Fees:13.00 Taxes:580.90
20140502-0037638

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 our hands this 2nd day of May, 2014.

JAMES M. MUNDY

MELANIE LEE MUNDY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James M. Mundy and Melanie Lee Mundy**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of May, 2014.

My commission expires: **May 5, 2015**

Notary Public

