PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150096803 DEEDWARR
Recvd: 11/13/15 13:06 2 pgs
Fees:13.00 Taxes:2731.53
20151113-0115519

W & I Ref: (DM) Title No.: 57853
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ben Munyan Teyanna Munyan 1712 Green Hills Drive Nashville, TN 37215	Guaranteed Rate, Inc. 3940 N. Ravenswood Chicago, IL60613

TAX MAP PARCEL NUMBERS: 11715014000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$738,250.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew J. Mazzoni and Virginia B. Mazzoni, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Ben Munyan and Teyanna Munyan, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Green Hills Subdivision No. 2 of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 14 fronts 61 feet on the northerly margin of Green Hills Avenue and extends back along the easterly margin of a 20 foot avenue 150 feet to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Andrew J. Mazzoni and Virginia B. Mazzoni, husband and wife, by Warranty Deed from Daniel C. Burton and Susan R. Burton, dated December 1, 2009 and recorded on December 4, 2009, of record in Inst. No. 20091204-0111299, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 139, said Register's Office.

This is improved property, known as 1712 Green Hills Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of October, 2015.

Andrew J. Mazzoni

Virginia B. Mazzoni

State of Tennessee

County of Davidson

On this 23rd day of October, 2015, before me the undersigned authority, personally appeared Andrew J. Mazzoni and Virginia B. Mazzoni, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. VEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $738,250.00.

Affiant

Sworn and subscribed before me this 30th day of October 2015.

Notary

My Commission Expires: 6/2/2018

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON