BILL GARRETT, Davidson County
Trans: T20160056247 DEEDWARR
Recvd: 07/01/16 09:24 2 pgs
Fees: 13.00 Taxes: 832.50
20160701-0067355

WARRANTY DEED

LISA S. GEOGHEGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JUNE, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9.22.2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8310 MUNDIE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Mundie and Carrie Mundie	Justin Mundie and Carrie Mundie	081-11-0-530.00
1619 12th Avenue N	2306 Saint Louis Street	
Nashville, TN 37208	Nashville TN 37208	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALICE L. LEWIS, AND HUSBAND JOSEPH S. SAFFELL JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN MUNDIE AND WIFE, CARRIE MUNDIE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1619 12th Avenue N, Nashville, TN 37208

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 28th day of June, 2016.

X _____
Alice L. Lewis

X _____
Joseph S. Saffell Jr.

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ALICE L. LEWIS AND JOSEPH S. SAFFELL JR., 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 Laurel, MD, this 28th day of June, 2016.

Notary Public Henry Sanchez

My Commission Expires: 08-26-17

HENRY N SANCHEZ NOTARY PUBLIC ANNE ARUNDEL COUNTY MD

EXHIBIT A - LEGAL DESCRIPTION

Being the Northerly 50 feet of Lot No. 180 and the Southerly 10 feet of Lot No. 181 on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 180 and 181 front together 60 feet on the Westerly side of 12th Avenue North, formerly Florence Street, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Alice L. Lewis*, unmarried, and Joseph S. Saffell, Jr., unmarried by Warranty Deed from Tyrone Morton, unmarried, recorded on the 26th day of January, 2007 in Instrument No. 20070126-0010718, in the Register's Office of Davidson County, Tennessee.

* Alice L. Lewis having since married Joseph S. Saffell.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK, WETMORE AND OTHERS SECOND ADDITION CALLED THE ADDITION TO THE TOWN OF MCGAVOCK, as recorded in Plat Book 21, Page(s) 41, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.