BILL GARRETT, Davidson County
Trans:T20160108006 DEEDWARR
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Fees:13.00 Taxes:795.50
20161208-0128958

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY,
NOE & NEWCOMB
An Association of Attorneys
102 Boyd St, PO Box 82
Ashland City, TN 37015

Charles R. Mungovan, Jr. Revocable Trust
Rene Mungovan Revocable Trust

TO: John Schick
8891 McCrory Lane
Nashville TN 37221

MAP & PARCEL:
155-00-0-291.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Charles R. Mungovan, Jr., Trustee of the Charles R. Mungovan, Jr. Revocable Trust and Rene Mungovan, Trustee of the Renee Mungovan Revocable Trust, Grantors herein; have bargained and sold and by these presents do convey unto John Schick, Grantee herein, his heirs, successors and assigns, the following described property:

Being a tract of land as shown on property Map 155, Assessor's Office and Lying on McCrory Lane in Davidson County, Nashville, Tennessee, bounded in General by McCrory Lane on the East; Charles R. Mungovan, Sr. remainder on the South and West; Charles R. Mungovan, Sr. Estate Tract 1 on the North, more particularly described as follows:

Beginning at an iron pin set on the West side of McCrory Lane (30' from the center), located N07 degree 35' 48" E 232.17' from an iron pin, the Northeast corner of the State of Tenneessee (Nathez Trace Parkway) (Ref. Deed book 9310 Page 498 R.O.D.C.), thence leaving McCrory Lane and with 2 new lines N70 degree 52'53"W 843.04' to an iron pin set; thence N20 degree 42'27"W 191.34' to an iron pin set, the Southwest corner of Charles R. Mungovan, Sr. Estate Tract l; thence with the South Line of said Tract 1, S70 degree 52'53"E 935.50' to an iron pin set on the West side of McCrory Lane; thence leaving Tract 1 and with the West side of McCrory Lane with a curve to the right having the following characteristics:
Delta=00 degree 57' 54"; Radius=925.00'; Arc=15.58"; Tangent=7.79'; Chord=S07 degree 06'51"W 15.58' to an iron pin set; thence S07 degree 35'48"W 134.42' to the point of beginning containing 3.00 acres, more or less and being a portion of the Charles R. Mungovan, Sr. property as recorded in instrument #199912070Page 300724 (Grantor Mary E. Smith) Register's Office, according to a survey by Randolph L. Chapdelaine R.L.S. #1444, 7376 Walker Road, Fairview, Tennessee 37062 and Dated April 15, 2005.

BEING the same property conveyed to Charles R. Mungovan, Jr. Trustee, Charles Randall Mungovan, Jr. Revocable Living Trust Agreement dated October 17, 2008, a fifty percent (50%) interest as Tenant-in-Common, and Renee Mungovan, Trustee, Rene Mungovan Revocable Living Trust Agreement dated October 17, 2008, a fifty percent (50%) interest as Tenant-in-Common, from Charles Randall Mungovan, Jr. by deed dated January 13, 2008 of record at Instrument No. 20090113-0003333, Register's Office of Davidson County, Tennessee. Said property was previously conveyed to Charles Randall Mungovan, Jr. from Juliette Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr. by Exectrix's Deed dated August 9, 2005 of record at Instrument No. 20050809-0094322, said Register's Office.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to a 300 foot wide TVA easement referenced in deed of record at Book 6472, page 239, Register's Office of Davidson County, Tennessee; Right of Way for McCrory Lane; and all other matters of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs, successors and assigns forever. We do covenant with

Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set my hand, this the 2nd day of December, 2016.

Charles R. Mungovan, Jr. Revocable Trust
By: Charles R. Mungovan, Jr., Trustee

Rene Mungovan Revocable Trust
By: Rene Mungovan, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Charles R. Mungovan, Jr., Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 2nd day of December, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rene Mungovan, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 2nd day of December, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

SWORN to and subscribed before me,

this the 2nd day of Dec, 2016.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/25/17