WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114136 DEEDWARR
Recvd: 12/28/16 13:32 2 pgs
Fees:13.00 Taxes:950.90
20161228-0136362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-19-18
(AFFIX SEAL)

Emily Kornbau
State of Tennessee Notary Public
Summit County
My Commission Expires June 19, 2018

Y-VRES-16-3725-T

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia L Mundy and Michael W. Mundy	**NEW OWNER**	
(NAME)	(NAME)	**021-00-0-035.00**
3725 Old Clarksville Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM M. RUSSELL AND WIFE, SHERRIE L. RUSSELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA L. MUNDY AND HUSBAND, MICHAEL W. MUNDY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, BEING the westerly part of Tract No. 1, as shown on survey of the Division of George E. Anderson's Farm, made by Stephen A. Draper, Surveyor, dated September 22, 1959, as follows:

Beginning in the centerline of Old Clarksville Pike, North 76 degrees East 563 feet from the intersection of said Old Clarksville Pike and Eaton' s Creek Road, said point being the northwest corner of the property conveyed to J. L. Reeder and wife, Mamie A. Reader by deed from Clive Anderson and wife, of record in Book 3134, page 423, Register's Of\u64257?ce for Davidson County, Tennessee; thence with said Reeder's Western boundary line South 4 degrees West 995 feet; thence North 81 degrees West 435 feet; thence North 4 degrees East 1043 feet to the centerline of Old Clarksville Pike; thence with the same south 76 degrees East 437 feet to the beginning, containing 10.13 acres, more or less.

The above property description includes but this conveyance specifically excludes the following described property conveyed December 30, 1986 from Josephine Green, unmarried, to Billy A. Hudgens and wife, Elizabeth D. Hudgens of record in Book 7100, Page 983, register' s office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, Being Tract No. 2 as per a survey by R.L. Montoya, Land Surveying, Inc., dated December 26, 1986, as Follows:

Beginning as a P.K. nail, this point being 782.99 feet West of the centerline intersection of Old Clarksville Pike and Eaton' s Creek Road and being the Northwest corner of Tract No. 1; thence leaving said centerline along the common line at Tract No. 1 and Tract No. 2, South 2 degrees 57' 31" West 1019.66 feet to an iron pin in the North line of Charles W. Waller as of record in Deed Book 3182, page 393, Register's Of\u64257?ce for Davidson County, Tennessee; thence along the South line of this tract, North 82 degrees 13' 48" West 214.09 feet to an iron pin to the North line of Woodlawn Memorial Park Property as of record in Deed Book 3531, page 365, Register's Of\u64257?ce for said County; thence along a line common to W.W. Randall as of record in Deed Book 3164, page 445, Register' s Office for Davidson County, Tennessee, and the West line of this tract, North 2 degrees 58' 59" East 1043.32 feet to a P.E. nail in the center of Old Clarksville Pike; thence along said centerline, South 75 degrees 56' 16" East 216.64 feet to the point of beginning, containing 5.04 acres, more or less.

Being the same property conveyed to William M. Russell and wife, Sherrie L. Russell by Quitclaim deed from Sherrie L. Felts n/ka Sherrie L. Russell of record in Instrument No. 20141106-0102635 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on November 06, 2014.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3725 Old Clarksville Pike, Joelton, Tennessee 37080**.

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 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 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/our hand(s) this the 20th DAY OF DECEMBER, 2016.

William M. Russell

William M. Russell

Sherrie L. Russell

Sherrie L. Russell

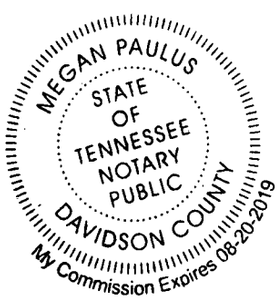
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM M. RUSSELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



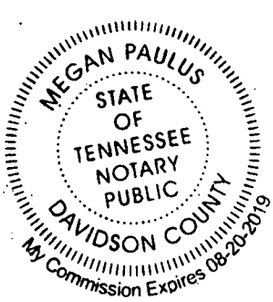
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRIE L. RUSSELL, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2016.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212