WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

O-HF-17-2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy 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)
Beverly A. Griffith	**Community Mortgage, LLC**	
(NAME)	(NAME)	
2001 Eastland Avenue	**19045 E Valley View Parkway Ste F**	**083-06-0-295.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Independence, MO 64055**	
(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, **WADE L. MUNDAY, A SINGLE MAN AND BLAIR M. MUNDAY, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEVERLY A. GRIFFITH, A SINGLE WOMAN,** 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 West half of Lot No. 1 in H.B. Blue's Subdivision of the South part of Lot No. 2, Brownsville Addition, of record in Plat Book 161, page 134, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Northerly side of Eastland Avenue and runs back between parallel lines with the Easterly margin of Scott Avenue, 190 feet to an alley.

Being the same property conveyed to Wade L. Munday and Blair M. Munday, husband and wife by Warranty deed from William D. Sayles and Ruthie Lindsey Sayles, husband and wife of record in Instrument No. 20121217-0116159 Register's Office for Davidson County, Tennessee, dated December 13, 2012 and recorded on December 17, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 134, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2001 Eastland Avenue, Nashville, Tennessee 37206**.

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.

BILL GARRETT, Davidson County
Trans:T20170009497 DEEDWARR
Recvd: 02/01/17 12:46 2 pgs
Fees:13.00 Taxes:1498.50
20170201-0010757

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2017.

Wade L. Munday

Blair M. Munday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADE L. MUNDAY, 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 31st of January, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

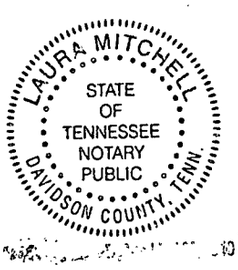


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAIR M. MUNDAY, 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 31st of January, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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