BILL GARRETT, Davidson County
Trans:T20170022335 DEEDWARR
Recvd: 03/16/17 09:30 2 pgs
Fees:13.00 Taxes:795.50
20170316-0025593

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

Rhonda Lynn Mungovan West

TO: John Schick
8891 McCrory Lane
Nashville TN 37221

MAP & PARCEL:
155-00-0-53.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of the transfer of real property adjacent to the property described herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Rhonda Lynn Mungovan West, Grantor 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; Tract 2 of Charles R. Mungovan, Sr., Estate on the South; Charles R. Mungovan, Sr. Remainder on the West; John A. Schick on the North, more particularly described as follows:
>
> Beginning at an existing wood fence post on the West side of McCrory Lane (30' from the center), the Southeast corner of John A. Schick (Ref Instrument #20021104 Page 134889 R.O.D.C.), thence leaving Schick and with West side of McCrory Lane with a curve to the right having the following characteristics: Delta=09 degree 17' 28"; Radius=925.00'; Arc=150.00'; Tangent=75.17'; Chord-S01degree 59' 10" W 149.84' to an iron pin set, the Northeast corner of Charles R. Mungovan's Sr., Estate Tract 2; thence leaving McCrory Lane and with the North line of said Tract 2, N70 degree 52' 53" W 935.50' to an iron pin set; thence leaving Tract 2 and with a new line N21 degree 20' 10" E 143.29' to an existing iron stake in the South line of the aforementioned John A. Schick; thence with Schick's South line S70 degree 52' 53" E 885.82' 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 #199912070 Page 300724 (Grantor Mary E. Smith) Register's Office for Davidson County, Tennessee, 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 Rhonda Lynn Mungovan West by deed from Julie Marie Mungovan, Executrix of the Estate of Charles Randall Mungovan, Sr. dated August 9, 2005 of record at Instrument No. 20050809-0094321, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the lien of 2017 Davidson County property taxes payment of which is assumed by grantee 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.
>
> This is unimproved property lying on McCrory Lane, Nashville, TN. This is the same description as the prior deed 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. The Grantor does covenant with Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that it is unencumbered except as shown of record. The grantor does further covenant and bind herself and her 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, I have hereunto set my hand, this the 9th day of March, 2017.

Rhonda Lynn Mungovan West
RHONDA LYNN MUNGOVAN WEST

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rhonda Lynn Mungovan West, 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 9 day of March, 2017.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-29-20

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 9th day of March, 2017.

Cyndi Reeder
NOTARY PUBLIC

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My commission expires: 9-29-20