BILL GARRETT, Davidson County
Trans:T20170022337 DEEDWARR
Recvd: 03/16/17 09:32 2 pgs
Fees:13.00 Taxes:795.50
20170316-0025595

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

John Schick

TO: Rhonda Lynn Mungovan West
5242 Lysander LN
Brentwood Tn 37027

MAP & PARCEL:
155-00-0-291.00

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, John Schick, Grantor herein; have bargained and sold and by these presents do convey unto Rhonda Lynn Mungovan West, Grantee herein, her 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 John Schick by deed from Charles R. Mungovan, Jr. Revocable Trust and Rene Mungovan Revocable Trust dated December 8, 2016 of record at Instrument No. 20161208-0128958, 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 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, her heirs, successors and assigns forever. The Grantor does covenant with Grantee that he 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 himself and his heirs and representatives to warrant and forever defend the title unto said real

property unto the Grantee, her heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 9 day of March, 2017.

JOHN SCHICK

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John Schick, 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 9 day of March, 2017.

NOTARY PUBLIC

My commission expires: 9-29-20

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN

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.

NOTARY PUBLIC

My commission expires: 9-29-20

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN