WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36973

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: My Comm. Expires April 13, 2019

(AFFIX SEAL)

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Hagen Mayer Laura Patricia O'Reilly	Renasant Bank	11902006500
(NAME)	(NAME)	
218 Stirton Rd.	245 Town Park Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Kennesaw GA 30144	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Juan J. Fundora, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Hagen Mayer and Laura Patricia O'Reilly, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Juan J. Fundora, unmarried, by deed of record in Instrument No. 20020510-0057955 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 218 Stirton Rd., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20170037464 DEEDWARR
Recvd: 05/03/17 13:20 2 pgs
Fees:13.00 Taxes:777.00
20170503-0043701

Witness my/our hands this 28th day of April, 2017.

Juan J. Fundora

State of Tennessee
County of Williamson

Personally appeared before me Juan J. Fundora, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 12087

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020