BILL GARRETT, Davidson County
Trans:T20170045401 DEEDWARR
Recvd: 05/30/17 09:39 2 pgs
Fees:13.00 Taxes:332.63
20170530-0053140

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 26TH DAY OF MAY, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sierra Munday, a single person and Jeffrey H. Munday, married man, as joint tentants with rights of surviorship,	First Community Mortgage, Inc.	
	(NAME)	
1414 Bain Drive	262 Robert Rose Drive, Suite 101	034-14-0-061.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christy L. James, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sierra Munday, a single person and Jeffrey H. Munday, married man, as joint tentants with rights of surviorship,, hereinafter called the Grantees, their heirs 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 LOT NO. 46 ON THE PLAN OF STANLEY HEIGHTS, OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.
SAID LOT NO. 46 FRONTS 60 FEET ON THE EASTERLY SIDE OF BAIN DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 120 FEET TO THE L&N RIGHT-OF-WAY AND MEASURES 62.7 FEET TH

BEING THE SAME PROPERTY CONVEYED TO CHRISTY L. JAMES BY WARRANTY DEED FROM WELCOME MAT, LLC OF RECORD IN INSTRUMENT NO. 20070307-0027973 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1414 Bain Drive , Madison, TN 37115
(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.

Witness my/our hand(s) this 26th day of May, 2017.

WARRANTY DEED
(Continued)

Christy L. James

State of Tennessee :
County of Davidson:

On this 26th day of May, 2017, before me, a notary public in and for the said County and State,Christy L. James, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as the free act and deed

Witness my hand and official seal on the day and date first above written.

Notary Public
My commission expires: _____



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072