PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE HENDERSONVILLE, TN 37075
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

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

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Marina Chernitskiy	MarinaChernitskiy	43-10-74
(NAME)	(NAME)	
257 Becklea Drive	1900 Isabelle Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171434

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Clifford B. Mundy, Individually and Clifford B. Mundy, Executor of the David Ralph Mundy Estate, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Marina Chernitskiy, 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. 236 on the Plan of Section Six, Madison Park, as of record in Book 4300, page 58, Register's Office for said County.

Said Lot No. 236 fronts 68 feet on the southerly side of Becklea Drive and extends back 135 feet on the east line and 134.8 feet on the west line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to James E. Mundy and wife, Sylvia B. Mundy by deed from Riadon & Green Construction Company, Inc., a Tennessee corporation, dated October 9, 1970, of record in Book 4451, page 282, Register's Office for Davidson County, Tennessee, The said James E. Mundy having since died on June 23, 1999, leaving Sylvia B. Mundy as surviving tenant by the entirety. The said Sylvia B. Mundy having since died on May 23, 2006, leaving Jamie Mundy, Clifford Mundy, Pamela Mundy Spear, David Ralph Mundy and Douglas Mundy, as her heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20170718-0072235, Register's Office for Davidson County, Tennessee. The subject property was further conveyed to David Ralph Mundy by deed from Jamie Mundy, Clifford Mundy, Pamela Mundy Spear and Douglas Mundy, as heirs at law of Sylvia Jean Mundy, dated December 19, 2006, of record in Instrument No. 20061227-0157131, Register's Office for Davidson County, Tennessee. The said David Ralph Mundy having since died on January 26, 2017 and by his Will of record in Docket No. 17P807, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Clifford B. Mundy. Clifford B. Mundy, Executor of the David Ralph Mundy Estate joins in this conveyance to convey any and all interest said estate may have in property.

Unimproved ☐

This is improved ☒ property, known as 257 Becklea Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170061288 DEEDWARR
Recvd: 07/18/17 12:45 2 pgs
Fees:13.00 Taxes:407.00

20170718-0072236

Witness my hand this 28th day of June, 2017

Clifford B Mundy
Clifford B. Mundy, Individually

Clifford B Mundy Executor
Clifford B. Mundy, Executor of the David Ralph Mundy Estate

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clifford B. Mundy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Clifford B. Mundy, Executor of the David Ralph Mundy Estate the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of June, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY