WARRANTY DEED

Bill Garrett Davidson County
Batch# 95090 **DEEDWARR**
05/22/2018 08:22:48 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180522-0048692

G-VRES-18-02306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Jerry Winter	First Citizens National Bank	
(NAME)	(NAME)	**081-06-0-424.00**
2306 Saint Louis St.	200 W. Court St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dyersburg, TN 38024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN C. MUNDIE AND CARRIE A. MUNDIE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT JERRY WINTER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 21 on the Plan of A Subdivision of part of Lot Number 16 on the Nichol property of record in Plat Book 2, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin C. Mundie and Carrie A. Mundie by Warranty Deed from Donald L. Mundie of record in Instrument No. 20140324-0024120 Register's Office for Davidson County, Tennessee, dated March 20, 2014 and recorded on March 24, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 49, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2306 Saint Louis St., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF MAY, 2018.

Justin C. Mundie

Carrie A. Mundie by Justin C. Mundie, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN C. MUNDIE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin C. Mundie, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARRIE A. MUNDIE, and who acknowledged he/she/they executed the same as the free act and deed of the said CARRIE A. MUNDIE.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212