Bill Garrett Davidson County
Batch# 122636 DEEDWARR
07/31/2018 11:30:20 AM 2 pgs
Fees: $13.00 Taxes: $1,531.80
20180731-0074591

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810831

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00.

Denise Ruiz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018.

Shannon O'Neill
NOTARY PUBLIC

My commission expires: November 3, 2020

SHANNON O'NEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY
BANKERS TITLE & ESCROW CO.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Munley and Mark J. Munley 1350 Rosa L Parks Blvd Apt 321, Nashville, TN 37208	Homestead Funding Corp dba mcclane mtg 8 Airline Drive Albany, NY 12205	081-12-0-B-492.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Fourteen Thousand and 00/100 Dollars ($414,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JEROME RODRIGUEZ, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LAUREN MUNLEY, UNMARRIED, AND MARK J. MUNLEY, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 321, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776 (erroneously referred to as 20070117-006776 in prior deed of record), amended at Instrument No. 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jerome Rodriguez, a single man, by Warranty Deed from James Wesley Tobitt and Allyssa Tobitt, dated 9/30/2016, recorded 10/24/2016, of record in Instrument No. 20161024-0112009, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1350 Rosa L Parks Blvd Apt 321, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of

addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of July, 2018.

Jerome Rodriguez by Cheryl Prouty, Attorney-in-fact

JEROME RODRIGUEZ BY CHERYL PROUTY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Cheyl Prouty, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Jerome Rodriguez by Power of Attorney granted on 07/20/18 and acknowledged that she executed the same as the free act and deed of the said Jerome Rodriguez.

WITNESS my hand and seal, this the 25th day of July, 2018.

Shannon ONeill
Notary Public

Shannon ONeill
Printed Notary Name

My commission expires: November 3rd 2020

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY