Karen Y Johnson Davidson County
Batch# 149479 DEEDWARR
10/05/2018 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20181005-0099128

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1ST DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

VERNON BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & S HOLDINGS, LLC	OWNER AT OWNER'S ADDRESS	
(NAME)	(NAME)	04313025100
308 RISING SUN LANE		
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Robert Beard, and Connie D. Mundy and Kimberly Mundy, The Heirs at Law of Thomas N. Mundy**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G and S Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, 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. 75, on the Plan of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for Davidson County.

Said lot fronts 50 feet on the north side of Harris Avenue and runs back between parallel lines 121 feet, more or less, to a dead line.

FOR INFORMATION PURPOSES ONLY: 133 Harris Street, Madison, TN 37115

Being the same property conveyed to Being the same property conveyed to Robert Beard and Thomas N. Mundy by Warranty deed from Herman DePriest etux Mary DePriest of record in Book 5218, page 903, Register's Office for Davidson County, Tennessee, dated November 2, 1977 and recorded on November 4, 1977. Thomas N. Mundy having since died on March 16, 2009. Affidavit of Heirship vesting heirs Connie D. Mundy an Kimberly Mundy of record at Instrument Number 201810050099127 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 133 Harris St. 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 hand this 20th day of September, 2018.

Connie D. Mundy

Connie D. Mundy, as Heir at Law of Thomas N. Mundy

STATE OF Arkansas
COUNTY OF Faulkner

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Connie D. Mundy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2018.

Linda D. Nabors

Notary Public

My Commission Expires: 7/1/20

LINDA S. NABORS
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 7-1-2020
Commission # 12377134

LINDA S. NABORS
NOTARY PUBLIC-STATE OF ARKANSAS
FAULKNER COUNTY
My Commission Expires 7-1-2020
Commission # 12377134

Witness my hand this 21 day of September, 2018.

Kimberly Mundy, as Heir at Law of Thomas N. Mundy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kimberly Mundy**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of September, 2018.

Notary Public

My Commission Expires: 9/25/15

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand this 21 day of September, 2018.

Robert Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robert Beard**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of September, 2018.

Notary Public

My Commission Expires: 9/25/15

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019