Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $358,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of May, 2019.

NOTARY PUBLIC

My commission expires: 3/7/23

D-BR-19-1877

Karen Johnson Davidson County
Batch# 237492 DEEDWARR
06/03/2019 08:47:41 AM 2 pgs
Fees: $13.00 Taxes: $1,327.93

20190603-0052217

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles Muncaster, Mallory McDaniel and Stephen McDaniel	Regions Bank	092-02-0A-490.00-CO
(NAME)	(NAME)	
1877 Stonewater Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham AL 35244	

Warranty Deed

For and in Consideration of the sum of $358,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Andrew D. Marsteller and Annie Marsteller, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Charles Muncaster and Mallory McDaniel, husband and wife and Stephen McDaniel, married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 490 on the Final Plat of Villages of Riverwood, Section One, Phase 6C, of record in Instrument No. 20160129-0008909, Register s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew D. Marsteller, an unmarried man, by deed from Beazer Home Corp., a Tennessee Corporation, of record in Instrument No. 20160817-0085767, dated 08/17/2016, said Register's Office. The said Annie Marsteller joins in this conveyance to convey any marital interest she has in said property.

This property is __unimproved _X_improved property known as: 1877 Stonewater Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of May, 2019.

Andrew D. Marsteller

Annie Marsteller

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew D. Marsteller and Annie Marsteller, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122