Karen Johnson Davidson County
Batch# 284419 DEEDWARR
09/11/2019 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20190911-0092095

WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Daniela Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2019

Meaghan G. Spruill
Notary Public

MY COMMISSION EXPIRES: 08/30/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mallory Mundy Micah Mundy	Bank of England	087050A 111.00
(NAME)	(NAME)	
5618 Royal Court	5 Statehouse Plaza, Ste 500	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Little Rock, AR 72201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Catherine M. King, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Micah A Mundy and Mallory Mundy, husband and wife ,** 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. 139, on the Plan of Farmingham Woods, Phase III, of record in Book 7900, page 554, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine M. King by deed from Lindsey C. Barzizza and husband Joseph A. Barzizza dated April 25, 2013 and filed for record April 30, 2013 as Instrument No. 20130403-0043062 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Catherine M. King by deed from Lindsey C. Barzizza and husband Joseph A. Barzizza dated April 25, 2013 and filed for record April 30, 2013 as Instrument No. 20130403-0043062 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 7900, page 554, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8238, page 176, page 8351, page 176, Book 8351, page 533, book 8423, page 784 and re-recorded in Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, book 9006, page 409 and Book 9006, page 414, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 5618 Royal Court, Hermitage, TN 37076
(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/our hands this 5th day of September, 2019.

Catherine M. King by Jennifer Pierce, her attorney in fact

Catherine M. King, by Jennifer Pierce, her attorney in fact

State of TN
County of Davidson

On this the _____ day of September 2019, before me personally appeared Jennifer Pierce, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Catherine M. King, and who acknowledged that she executed same as the free act and deed of the said Catherine M. King, by virtue of that Specific Power of Attorney, duly executed by the said Catherine M. King duly recorded in the Register's Offices for Davidson, County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 5 day of Sept, 2019

Notary Public

My Commission Expires 1-20-20

File No.: 201908038

JUDITH C JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)