STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2019.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G19-7373

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan M. Munding and Jill M. Gardner (NAME)	(NAME) NEW OWNER	025-12-0-010
120 Connor Drive (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 337088 DEEDWARR
01/02/2020 08:42:22 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20200102-0000108

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jon Phillip Hamrick and Connie Jo Hamrick, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan M. Munding and Jill M. Gardner, 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:

Being the same property conveyed to Jon Phillip Hamrick and Connie Jo Hamrick, husband and wife by Deed from Cathy R. Stoecker, unmarried, dated June 28, 2018, recorded July 3, 2018, in LAND in Davidson County, Tennessee, described as follows, to wit:

TRACT I : Being the Westerly or rear parts of Lots 9 and 10 on the unrecorded plan of Lily Bell Farm in Goodlettsville, Tennessee, and described according to a survey thereof made by James A. Hamilton, Jr., Surveyor, April 5, 1952, as follows:

BEGINNING at a point in the common line of Lots 10 and 11, in a fence, said point being North 77 deg. 40' West 351.2 feet, more or less, from the Westerly margin of Dickerson Road; thence with the line between Lots 10 and 11, North 77 deg. 40' West 521 feet to a point; thence North 19 deg. East 200 feet to a corner of Lots 8 and 9; thence with the line between said lots, South 77 deg. 40' East, 467.6 feet to a point in said line and in a fence line; thence along said fence line, Southerly 201 feet to the point of beginning.

TRACT II : Beginning at an iron pin in an old fence line, said pin being the SW corner of herein described tract and being the NW corner of William C. Rion property of record in Book 4228, Page 249, Register's Office for Davidson County, Tennessee, thence with the east line of Carpenter (Book 4214, Page 555) N. 25 deg. 34' 04" E 114.24 feet to an iron pin in said fence line; thence leaving the line of Carpenter S 70 deg. 37' 52" E 251.09 feet

to an iron pin; thence S 28 deg. 51' 38" W 64.12 to an iron pin: thence S 70 deg. 30' 12" E 170.59 feet to an iron pin in the west line of Crutchfield (Book 3768, Page 235); thence with the line of Crutchfield S 25 deg. 33' 21" W 49.98 feet to an iron pin, said pin being Crutchfield's SW corner and being in the north line of W. C. Rion (Book 4428, Page 249); thence with Rion's north line N 70 deg. 40' 00" W 418.05 feet to the point of beginning, as described according to a survey by Tommy E. Walker, dated 12/20/85.

Being the same property conveyed to JON PHILLIP HAMRICK and CONNIE JO HAMRICK, HUSBAND AND WIFE, by deed from CATHY R. STOECKER, of record in Instrument No. 20180703-0064430 , dated June 28, 2018 , said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Right of Way Agreements in Book 9205, page 185 and Book 9205, page 188, said Register's Office.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 120 Connor Drive, Goodlettsville, TN 37072.

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. Whenever 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 23rd day of December, 2019.

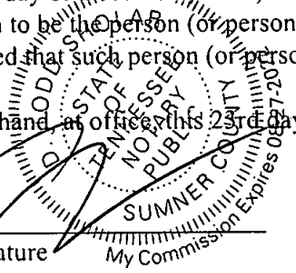
Jon Phillip Hamrick

Connie Jo Hamrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2019, before me personally appeared Jon Phillip Hamrick and Connie Jo Hamrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2019.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066