This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $337,000.00.

Affiant

Subscribed and sworn before me this the 12 day of June, 2020.

Notary Public
My commission expires: 9/18/22

Karen Johnson Davidson County
Batch# 414704 **DEEDWARR**
06/15/2020 11:08:12 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90

20200615-0060875

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Breckenridge Mandrell and Kathleen Kelly Price 4104 Kennedy Ave Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	061-16-0-092.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL GUNGOR AND LISA GUNGOR, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH BRECKENRIDGE MANDRELL, AN UNMARRIED MAN AND KATHLEEN KELLY PRICE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 80 feet of the easterly part of Lot No. 39 on the map of Kennedy and Grave's plan of Monte Vista, as of record in Book 421, Page 143, and the northerly 80 feet of Lot No. 41 on the map of Kennedy and Grave's subdivision of Blocks "C" and "D" of Monte Vista, as of record in Book 843, Page 14, Register's Office for said County.

Said parts of Lots Nos. 39 and 41 front 80 feet on the easterly side of Kennedy Avenue and run back 176.2 feet on the northerly line and 198.5 feet on the southerly line to the westerly line of Lot No. 43, measuring 80 feet thereon.

Being the same property conveyed to Michael Gungor and Lisa Gungor, Husband and Wife by Warranty Deed from Katherine H. Rizzone and Kathryn L. Kubiak Rizzone, both unmarried, as joint tenants with the right of survivorship, dated 03/25/2015, of record in Instrument No. 20150331-0027734, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4104 Kennedy Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 12 day of June, 2020.

Michael Gungor by Jenny West Attorney in Fact
Michael Gungor
BY: Jenny West as Attorney-in-Fact

Lisa Gungor by Jenny West Attorney in Fact
Lisa Gungor
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of June, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Gungor by Specific POWER OF ATTORNEY dated 6/8/2020, and who acknowledged that he executed the same as the free act and deed of Michael Gungor.

Witness my hand and official seal this 12 day of June, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of June, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa Gungor by Specific POWER OF ATTORNEY dated 6/8/2020, and who acknowledged that he executed the same as the free act and deed of Lisa Gungor.

Witness my hand and official seal this 12 day of June, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022