State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$226,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of JUNE, 2020.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 428219 DEEDWARR
06/29/2020 03:00:46 PM 2 pgs
Fees: $13.00 Taxes: $836.20

20200629-0070308

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ABEL MUNOZ AND GRAHAM GRIFFITH	new owners	04306004000
601 Fedders Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,
TYLER JACOB SOIFER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABEL MUNOZ, A SINGLE MAN, AND GRAHAM GRIFFITH, A SINGLE MAN, as Tenants in Common with the Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 34, as shown on the map entitled the Plan of Madison Park, Section 2, of record in Book 3106, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TYLER JACOB SOIFER, by deed from JEANNIE WASILL GOADE, of record in Instrument No. 20180221-0016425, dated February 16, 2018, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: K-VR-20-601

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 601Fedders Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 hand(s) this 25th day of JUNE, 2020.

Tyler Jacob Soifer BY
As Attorney in Fact

TYLER JACOB SOIFER
BY: AARON SHAFER-HAISS, HIS ATTORNEY IN FACT

State of Tennessee)
County of Davidson)

On this 25th day of JUNE, 2020, before me personally appeared AARON SHAFER-HAISS, 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 **TYLER JACOB SOIFER** and who acknowledged that he executed the same as the free act and deed of **TYLER JACOB SOIFER.**

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023