WARRANTY DEED

DM-ARE-21-4628

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF AUGUST, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lindsay Ann Mundy and Jacob Roy Mundy	**CapStar Bank**	
(NAME) **4628 Kentucky Ave**	(NAME) **2002 Richard Jones Road Ste A300**	**091 08 0 172.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT JOSEPH REGAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDSAY ANN MUNDY AND JACOB ROY MUNDY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 57 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

Beginning at a point on the North margin of Kentucky Avenue, 100 feet East of the Southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65, thence East with said Avenue 50 feet to the corner of Lots 57 and 56; thence North, with the line between said Lots, 142.5 feet to a 15 foot alley; thence West along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots South 142.5 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closing by Metro Ordinance No. 77-552, and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 57.

Being the same property conveyed to Robert Joseph Regan, by Warranty Deed from Mark Hayes, of record in Instrument No. 20131126-0121461, in the Register's Office of Davidson County, Tennessee, dated November 22, 2013 and recorded on November 26, 2013.

This conveyance is subject to:
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Davidson County property taxes for the year 2021, a lien not yet due and payable.
• No coverage is provided as to the amount of acreage or square footage of the land.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4628 Kentucky Ave, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 689506 **DEEDWARR**
08/03/2021 02:28:54 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210803-0104419

Warranty Deed

Witness my/our hand(s) this the 2 DAY OF AUGUST, 2021.

Robert Joseph Regan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of August, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212