WARRANTY DEED

BRIAN E. BATE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/12/01 11:10 2pgs
Fees:13.00 Taxes:240.50

20010712-0074261 My Commission Expires MAR. 30, 2003

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Roy Dunnagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2001.

Brian E. Bate
Notary Public

MY COMMISSION EXPIRES: 03/30/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 204 Fifth Avenue East, Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Dunnagan	Roy Dunnagan	119-13.00
(NAME)	(NAME)	
3100 Harlin Drive	3100 Harlin Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 hereby acknowledged, we, **William E. Mangas, and wife Linda J. Mangas**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Roy Dunnagan**, 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:

SITUATED IN Davidson County, Tennessee and being described as follows:

BEING Lot No. 27 on the Map of an Additional to and revision of Lots 93 to 97, inclusive of H. G. McNabb Subdivision of record in Book 1130, Page 79, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 27 fronts 75 feet on the easterly side of Harlin Drive and runs back between lines 174.1 feet on the north line and 172.8 feet on the south line to a dead line in the rear on which is measures 75 feet.

BEING the same property conveyed to William E. Mangas and wife, Linda J. Mangas by deed from Joseph A. Daugherty and wife, Connie Daugherty of record in Book 10881, Page 894, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to restrictive covenants of record in Book 1333, Page 87, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year, which have been prorated.

unimproved ☐

This is improved ☒ property, known as 3100 Harlin Drive, Nashville, TN 37211
(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 hand(s) this 28th day of June, 2001.

William E. Mangas

Linda J. Mangas

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, a Notary Public in and for said County and State, personally appeared William E. Mangas, and wife Linda J. Mangas, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this. June 28, 2003

Commission expires:

BRIAN C. BATE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 30, 2003

Notary Public