WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

Richard Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2006.

Heidi Jo Clark
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 13
12211

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita Huffer	new owner	119-13-346
(NAME)	(NAME)	
512 McIver Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Wylie A. Mangrum and wife, Florine Mangrum, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita Huffer and husband, Svend Thompsen and Richard Anderson, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Patterson's Subdivision of Maple Hill, as of record in Book 332, Page 75, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the north side of McIver Street and runs back between parallel lines 155 feet to an alley.

Being the same property conveyed to Wylie A. Mangrum and wife, Florine Mangrum, by deed of record in Book 5138, Page 547, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Wylie A. Mangrum and wife, Florine Mangrum by Tracy Wall as their Attorney In Fact pursuant to recorded Power of Attorney of record in instrument no. 20060928-0120046 in the Register's Office for Davidson County, Tennessee.

20060928-0120047

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 512 McIver Street, 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.

Davidson County DEEDWARR
Recvd: 09/28/06 11:29 2 pg:
Fees:13.00 Taxes:266.40

20060928-0120048

Witness our hands this 22nd day of September, 2006.

Wylie Mangrum by Tracy Wall his attorney in fact
Wylie A. Mangrum
By: Tracy Wall Attorney in Fact

Florine Mangrum by Tracy Wall her attorney in fact.
Florine Mangrum
By: Tracy Wall Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of September, 2006, before me personally appeared Tracy Wall, the person who executed the foregoing instrument on behalf of Wylie A. Mangrum and Florine Mangrum and who acknowledged that she executed the same as the free act and deed of the said Wylie A. Mangrum and Florine Mangrum, through Power of Attorney granted her by the said Wylie A. Mangrum and Florine Mangrum.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of September, 2006.

Commission expires:
72509

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County