File No. 90216

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/09 08:20 2 pgs
Fees:13.00 Taxes:669.70
20090305-0019509

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Mangum	New Owner	07208004200
(NAME)	(NAME)	
1426 McGavock Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 N. Hart, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig Mangum and wife, Michelle Mangum, 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 the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of McGavock Pike or Williams Perry Road, as now located, said point being 329.7 feet easterly of the easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee; thence South 31 degrees 45' East 320 feet to a point; thence North 58 degrees 39' 30" East 120 feet to a point in the West line of a 4.5 acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, said Register's Office; thence North 31 degrees 45' West, and along the West line of said 4.5 acre tract, 320 feet to a point in the southerly margin of McGavock Pike or Williams Perry Road; thence along the southerly margin of said Pike or Road South 58 degrees 39' 30" West, 120 feet to the point of beginning.

Being the same property conveyed to William N. Hart by deed from Dianna K. Culp and Patti Grove, both unmarried, dated April 12, 2006 and recorded on April 18, 2006 in Instrument No. 20060418-0044009, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 1426 McGavock Pike, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 90216

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 hand this 25 day of February, 2009.

William N. Hart

William N. Hart

STATE OF Florida

COUNTY OF Orange

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

Witness my hand and official seal this 25 day of February, 2009.

Commission expires:
September 19, 2012

Constance E. Jacobs
Notary Public

CONSTANCE E. JACOBS
MY COMMISSION # DD 820083
EXPIRES: September 19, 2012
Bonded Thru Budget Notary Services

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212