BILL GARRETT, Davidson County
Trans:T20090052118 DEEDWARR
Recvd: 08/03/09 09:28 2 pgs
Fees:13.00 Taxes:629.00
20090803-0072202

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **09-1009**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/30/2009**, by and between **Tracy L. Moore and wife, Melissa A. Moore**, parties of the first part, and **Jayme S. Mangano, an unmarried man, and Becky S. Mangano and Joseph W. Mangano, wife and husband**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

BEING Lot 18, PLAN OF OAKWOOD ESTATES, as shown on plat of record in Instrument No. 20000505-0045404, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tracy L. Moore and wife, Melissa A. Moore, by Warranty Deed from George Dunn d/b/a George Dunn Contractors, recorded October 5, 2001 in Instrument No. 20011005-0108627, in the Register's Office, Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **051140A01800CO**

☒ Improved OR
☐ Unimproved property located at: **2324 Golden Oak Ct., Madison, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Tracy L. Moore By Bill Bailey attorney in fact
Tracy L Moore
by Bill Bailey, Attorney-in-Fact

Melissa A. Moore By Bill Bailey attorney in fact
Melissa A Moore
by Bill Bailey, Attorney-in-Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Bill Bailey** to me known to be the person who executed the foregoing instrument in behalf of **Tracy L Moore and Melissa A Moore** as **their** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Tracy L Moore and Melissa A Moore**

Witness my hand and Notarial Seal this 30th day of July, 2009..



NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires:

****

Owner's Name: **Jayme S Mangano and Becky S Mangano**

and Address: **2324 Golden Oak Ct., Madison, TN 37115**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle, RCN-6 Mail Code: ALBH40602B
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of July, 2009..



NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public

My Commission Expires: