Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
JT 120300128

BILL GARRETT, Davidson County
Trans:T20120030880 DEEDWARR
Recvd: 04/27/12 11:52 2 pgs
Fees:13.00 Taxes:299.70
20120427-0036146

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is 81,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2012.

Notary Public

My commission expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EDDIE MANGRUM **RHONDA BARNES**	**Sun Trust Mortgage, Inc.**	**173-1-174.00**
621 MONTE CARLO DR	**5600 Cox Road**	
ANTIOCH, TN 37013	**Glen Allen, VA 23060**	

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 ACKNOWLEDGE, WE,

EDWARD G JACKSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eddie L. Mangrum, Unmarried and Rhonda M. Barnes, Unmarried, as Tenants in Common with Right of Survivorship

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:

BEING all of Lot No. 392, Addition to Monte Carlo Estates, Section I Subdivision, as shown by plat and survey of record in Plat Book 5190, Page 237, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edward G Jackson, unmarried by Warranty Deed from Debra F. Hall-Montague dated 10/24/97 and recorded on 10/28/97 in Book 10660, Page 173 Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 5190, Page 237_, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 621 MONTE CARLO DR, ANTIOCH, TN 37013.

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 in 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 ___ day of April, 2012.

EDWARD G JACKSON

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON (AR)

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

Witness my hand, at office, this 25 day of April, 2012.

Notary Public

My Commission Expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County