WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF MAY, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim D. Mayo	New Owner	
(NAME)	(NAME)	131020Z900000CO
4309 Dale Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **DAVID G. MANGUM AND WIFE, PATTI B. MANGUM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIM D. MAYO AND JESSE R. MAYO JR., WITH RIGHTS 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:

Land in Davidson County, Tennessee, being Unit B of Overhill Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Overhill Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20110729-0058204, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Overhill Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110729-0058204, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to David G. Mangum and wife, Patti B. Mangum by deed from Bernard J. Sbuttoni, an unmarried man dated 01/12/2010, and filed of record in Instrument No. 20100115-0003894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20110729-0058204, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20110729-0058204, said Register's Office; and (d) Charter of record in Instrument No. 20110729-058203; said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120036011 DEEDWARR
Recvd: 05/16/12 11:47 2 pgs
Fees:13.00 Taxes:503.20
20120516-0042364

unimproved ☒

This is improved ☐ property, known as 2034 Overhill Drive, Nashville, TN 37215

(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 hand this 14th day of May, 2012.

David G. Mangum

Patti B. Mangum

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David G. Mangum and wife, Patti B. Mangum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of May, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public