WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050134 DEEDWARR
Recvd: 07/09/12 09:37 2 pgs
Fees:13.00 Taxes:610.50
20120709-0059872

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-6-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daryl L. Williams	SAME	03216000701
(NAME)	(NAME)	
1261 Hunters Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120556

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, **I, Christie Lee Mangrum and Ricky Dewayne Mangrum**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Daryl L. Williams and wife, Kia D. Williams**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a concrete monument in the Westerly margin of Hunter's Lane at the Northeast corner of Lot No. 115, Section V, Dalemere Subdivision; thence North 87° 42' West 201 feet to a concrete monument; thence North 14 feet to an iron pin; thence in a Westerly direction 225 feet, more or less, to an iron pin in the Northerly apex of Lot No. 97, Section V, Dalemere Subdivision; thence North 23° 07" West, 96.92 feet to a concrete monument; thence North 87° 42' West 228.75 feet to the Easterly margin of Marydale Drive; thence with said margin of said drive 63.83 feet to the Rebecca Dale Dunn property line; thence Easterly with said property line to the Westerly margin of Hunter's Lane; thence Southerly with said margin of said Lane to the point of beginning, containing 2.00 acres, more or less.

BEING all of the same property conveyed to Christie Lee Mangrum by Executor's Deed from Christie Lee Mangrum, Executrix of the Estate of Helen Christine Underwood, dated April 19, 2010 and filed of record in Instrument 20100420-0029624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the agreements and covenants as set out in Instrument of record in Book 4729, page 533, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as ✓ 1261 Hunters Lane, Nashville, TN 37027

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

CM RM

Witness my hand this 29th day of June, 2012.

Christie Lee Mangrum

Christie Lee Mangrum

Ricky DeWayne Mangrum

Ricky DeWayne Mangrum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 29th day of June, 2012.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public