Box 14
24342-4

BILL GARRETT, Davidson County
Trans:T20120079859 DEEDWARR
Recvd: 10/22/12 09:24 2 pgs
Fees:13.00 Taxes:410.70
20121022-0096327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 111,000.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2012.

Notary Public

My commission expires: 9-19-16

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
VAN NGUYEN	**PrimeLending**	**13312011100**
404 TAMPA DR	**18111 Preston Road S/900**	
NASHVILLE, TN 37211	**Dallas, TX 75252**	

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,

ESTATE OF MARY FAYE MANGRUM, MICHAEL L MANGRUM and LARRY E MANGRUM, INDIVIDUALLY AND AS CO-EXECUTORS

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

VAN NGUYEN, UNMARRIED

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 Lot No. 65 of Windsor Park of record in Book 3700, page 64, Register's Office for Davidson County, Tennessee.

SAID Lot No . 65 fronts 63.69 feet along the easterly margin of Tampa Drive and runs back 177.53 feet on the southerly line and 267.14 feet on the northerly line to a line at the rear measuring 126.02 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO ROBERT L MANGRUM AND WIFE, MARY FAY S MANGRUM BY WARRANTY DEED FROM WINDSOR DEVELOPMENT COMPANY DATED 04/26/67 AND RECORDED ON 04/28/67 IN BOOK 4125, PAGE 917, SAID REGISTER'S OFFICE FOR SAID COUNTY. ROBERT L MANGRUM HAVING SINCE DIED ON APRIL 15, 2001. MARY FAYE MANGRUM IS NOW DECEASED DOD 3-19-2012, AND SAID ESTATE PROBATED IN DAVIDSON COUNTY, TENNESSEE, DOCKET #12P-736. MICHAEL L MANGRUM and LARRY E MANGRUM HAVING BEEN APPOINTED CO-EXECUTORS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 404 TAMPA DR, NASHVILLE, TN 37211.

MLM
LEM

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 19th day of October, 2012.

Michael L. Mangrum

MICHAEL L MANGRUM INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF MARY FAYE MANGRUM

Larry E Mangrum

LARRY E MANGRUM, INDIVIDUALLY AND AS CO-EXECUTOR OF THE ESTATE OF MARY FAYE MANGRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **MICHAEL L MANGRUM and LARRY E MANGRUM** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained **INDIVIDUALLY** and who further acknowledged that he/she/they is **CO-EXECUTORS** of **ESTATE OF MARY FAYE MANGRUM** and that he is authorized by **ESTATE OF MARY FAYE MANGRUM** to execute this instrument on its behalf by his/her/their self as such **CO-EXECUTORS.**

Witness my hand, at office, this 19th day of October, 2012.

Jana Drury

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: ~~MARCH 1, 2016~~

