Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130056876 DEEDWARR
Recvd: 07/03/13 13:46 3 pgs
Fees:18.00 Taxes:1202.50
20130703-0069198

ADDRESS NEW OWNER:
Lee Ann Ruth Bihun
641 Old Hickory Blvd, Unit 48
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**171-3**
GROUP	**B**
PARCEL	**153.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathy L. Mangrum, as Sole Trustee of the Julia Shannon Hill Trust,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lee Ann Ruth Bihun**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of the Townhomes of Fredericksburg, Phase One, Section Three, a Horizontal Property Regime, contained in Instrument of record in Book 9700, page 534, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathy L. Mangrum, as Sole Trustee of the Julia Shannon Hill Trust by Quitclaim Deed dated March 18, 2011 from Kathy L. Mangrum and Donald L. Brown, Co-Trustees of the Julia Shannon Hill Trust of record in Instrument no. 20121227-0119595, Register's Office for Davidson County, Tennessee; having been the same property conveyed to Kathy L. Mangrum and Donald L. Brown, Co-Trustees of the Julia Shannon Hill Trust by deed of record in Instrument No. 20081027-0106994, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **641 Old Hickory Blvd, Unit 48, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 **the 27th** day of **June, 2013.**

Kathy L. Mangrum, as Sole Trustee of the Julia Shannon Hill Trust

By: Kathy L Mangrum, TRUSTEE

Kathy L. Mangrum, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kathy L. Mangrum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Sole Trustee** of **The Julia Shannon Hill Trust**, the within named bargainor, and that she as such being authorized with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

Kathy L Mangrum, TRUSTEE
AFFIANT

Subscribed and sworn to before me on this 27th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY