BILL GARRETT, Davidson County
Trans:T20140046213 DEEDWARR
Recvd: 06/30/14 10:15 2 pgs
Fees:13.00 Taxes:451.40

20140630-0056940

Warranty Deed

KIMIE PERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Mangrum 737 Tulip Grove #201, Hermitage TN 37076	The Farmers Bank P.O. Box 657 White House, TN 37188	07512-0-C-019.00 CO

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 acknowledged, we,

Paul M. Richmond, II, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Barbara J. Mangrum, a single woman

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 201, Parcel 19, Building 2 on the Plan of Brookside Park (Villa) Townhomes, Phase 2, of record in instrument no. 200010100100359, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Paul M. Richmond, II, unmarried by Deed from Diana L. Sullivan, unmarried, dated November 13, 2006 of record Instrument Number 200611150141988, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE SPOUSE OF THE GRANTOR HEREIN.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 11653, Page 251, amended in Instrument Number 200007180070532, and amended in Instrument Number 200102120013362, Register's Office for Davidson County, Tennessee.
3) Property is subject to Deed to Metro for Public Works Department in Book 4126, Page 977 of Register's Office for Davidson County.
4) Property is subject to Charter for Brookside Park Townshouse Corp in Book 11653, Page 248 of Register's Office for Davidson County.
5) Property is Subject to conveyance to HOA for open space and private roads in Instrument Number 200910270098890.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 737 Tulip Grove Road, Unit 201, Hermitage, TN 37076
(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(s) this 24 day of June, 2014.

Paul M. Richmond, II

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF ~~Davidson~~ Alamance

Personally appeared before me, Paul M. Richmond, II, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of June, 2014.

Larry E. Garner
NOTARY PUBLIC

My Commission Expires: 2/11/2018

LARRY E. GARNER NOTARY PUBLIC ALAMANCE COUNTY, NC
Comm. Expires 2/11/2018

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122