Davidson County DEEDWARR
Recvd: 08/01/14 13:56 5 pgs
Fees:28.00 Taxes:466.20
20140801-0069139

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31901-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $126,000.00. Affiant Subscribed and sworn to before me this 1st day of August, 2014. Notary Public for the State of Tennessee My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Thomas LaMantia & Sharon LaMantia 948 Old Fountain Court Hermitage, TN 37076	New Owner	Map and Parcel No.: 064 120 A 94800 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda Jane Turner, Sonya S. Graves and Heather N. Fidler, the sole heirs at law of Jesse C. Mangrum, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Thomas LaMantia and Sharon LaMantia, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 948 Old Fountain Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Rick Turner and Cory Turner, husband and son, respectively, of Brenda Jane Turner, join in the execution of this instrument to convey to Grantees any interest which they may have in subject property pursuant to the terms of two wills left by Jesse C. Mangrum, neither of which was offered for probate but which are attached as exhibits to the Affidavit of Heirship of Jesse C. Mangrum, of record in Instrument No. 20140801-0069138, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 1st day of August, 2014.

Brenda Jane Turner

Rick Turner

Sonya S. Graves

Cory Turner

Heather N. Fidler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brenda Jane Turner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of August, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sonya S. Graves,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of August, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Heather N. Fidler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of July, 2014.

Brittney N. Mosta
Notary Public for the State of Tennessee

My Commission Expires: Feb. 26, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rick Turner**, with whom I am personally acquainted (or 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 30th day of July, 2014.

Darlene Lawrence
Notary Public for the State of Tennessee

My Commission Expires: 9-11-2017

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cory Turner**, with whom I am personally acquainted (or 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 29th day of July, 2014.

Toni K. Neeley
Notary Public for the State of Tennessee

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 948 on the Plan of Section Two, Fox Run Condominiums, of record in Plat Book 5200, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Fox Run (Section Two), a horizontal property regime established by Master Deed of record in Book 5535, page 713, corrected in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817 and Book 8510, page 95, said Register's Office.

Being the same property conveyed to Jesse C. Mangrum and wife, Eunice B. Mangrum, by deed dated August 6, 1987, from Charles C. Adkisson and wife, Elizabeth V. Adkisson, of record in Book 7319, page 986, Register's Office for Davidson County, Tennessee. Eunice B. Mangrum died on May 1, 2012. Jesse C. Mangrum died on January 21, 2014, leaving as his sole heirs his daughter, Brenda Jane Turner, and two granddaughters, Sonya S. Graves and Heather N. Fidler. See Affidavit of Heirship of record in Instrument No. 20140801-0069138, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated between the parties and assumed by the Grantee.
2. Amendments to By-Laws of Fox Run Sections One and Two, of record in Book 5548, page 852, amended in Book 5564, page 582, Book 5896, page 1, Book 8510, page 100 and Instrument No. 20120620-0053936, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Fox Run Homeowners Association of record in Book 5208, page 188, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Fox Run (Section Two), of record in Book 5535, page 713, corrected in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817 and Book 8510, page 95, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 5200, page 148, Register's Office for Davidson County, Tennessee.
7. Easement for public utility of record in Book 8035, page 646, Register's Office for Davidson County, Tennessee.
8. Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction of record in Book 9161, pages 940 and 945, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017