WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,831.50.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of March, 2015.

(Affix Seal) Notary Public

My Commission Expires: 6-28-2015

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

2015-185

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew C. Mangrum and Amy R. Mangrum 207 Enclave Circle Nashville, TN 37211	FirstBank 318 Seaboard Lane Suite 205 Franklin TN 37067	174.11-0A-012.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Reshonda S. Goins, NKA Reshonda Kelly, and husband Delfonta Kelly**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew C. Mangrum and wife, Amy R. Mangrum**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1048 Blairfield Drive, Town of Antioch, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 12, Cane Ridge Farms, Section One, according to plat and survey of same appearing of record in Instrument #2000825-003988, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Reshonda S. Goins, unmarried from Cassandra Thomas an=d Rickey Thomas, Jr., wife and husband by Warranty Deed dated April 30, 2010 and recorded May 14, 2010 in Instrument #20100514-0037330, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1048 Blairfield Drive, Antioch, TN 37013.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150032823 DEEDWARR
Recvd: 04/30/15 12:36 2 pgs
Fees:13.00 Taxes:746.78
20150430-0038770

Witness my/our hand(s) this 30th day of March, 2015

Reshonda S. Goins, NKA Reshonda Kelly

Delfonta Kelly

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Reshonda S. Goins, NKA Reshonda Kelly and Delfonta Kelly, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 30th day of March, 2015.

Notary Public
My Commission Expires: 6-28-2015

