WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065442 DEEDWARR
Recvd: 08/06/15 15:16 2 pgs
Fees:13.00 Taxes:1091.50
20150806-0078595

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/21/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony A. Mantucca	New Owner	
(NAME)	(NAME)	
509 Crieve Rd.		146-12 132.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES THURSTON MCMAHAN, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY A. MANTUCCA, A MARRIED MAN,** 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 189, SECTION 2, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2133, Page 45, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gloria Gooch and Mary E. Gooch by Warranty Deed from Aaron Berman and wife, Ailene S. Berman of record in Book 4238, page 321, said Register's Office. Mary E. Gooch Quitclaimed all of her interest to the property to Gloria Gooch McMahan (formerly Gloria Gooch) by Quitclaim Deed of record in Book 9630, page 704, said Register's Office. Gloria Gooch McMahan (aka Gloria G. McMahan has since died. Her will was admitted to Probate in the Davidson County Clerk's Office, Docket No. 15P-675.

Being the same property conveyed to James Thurston MaMahan, Jr. by Executor's Deed from John Mark Weems, Executor of the Estate of Gloria G. McMahan of record in Instrument No. 20150806-0078594, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2133, Page(s) 45, said Register's Office; and (c) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances as set forth in instrument recorded in Book 6255, Page 762, said Register's Office; (d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6407, Page 342, said Register's Office.

This is improved x property, known as 509 Crieve Rd., Nashville, TN 37220 (unimproved)
(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.

Ret- Freedom Title

Witness my hand this 28 day of July, 2015.

JAMES THURSTON MCMAHAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Thurston McMahan, Jr., the bargainor, 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 and official seal at Nashville, Tennessee this 28 day of July, 2015.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017