WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095247 DEEDWARR
Recvd: 11/09/15 11:02 2 pgs
Fees:13.00 Taxes:7400.00
20151109-0113738

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David G. Mangum and Patti B. Mangum	Same As New Owner	Map 105-14
(NAME)	(NAME)	
6204 River Oaks Drive		Parcel 218.00.001 Parcel 218.00.002
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Clifford O. Richmond, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **David G. Mangum and Patti B. Mangum, husband and wife,** 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, Tennesee, being Lot No. 1 on the plan of the Subdivision of Jac's Gallery of record in Plat Book 6200, page 260, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more compete description.

Being the same property conveyed to Clifford O. Richmond, unmarried by Warranty Deed from Jay F. Bradley, unmarried filed for record on February 16, 2007 in Instrument No. 20070216-0019564 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6200, page 260, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2301 Franklin Pike, Nashville, TN 37204
(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/our hands this 6th day of November, 2015.

Clifford O. Richmond

State of Tennessee
County of Davidson

Personally appeared before me Clifford O. Richmond, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of November, 2015.

Notary Public

My Commission Expires: _____

File No.: 35922

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018