WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108381 DEEDWARR
Recvd: 12/23/15 09:34 2 pgs
Fees:13.00 Taxes:2312.50
20151223-0129077

G-VRES-15-4415-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dennis Mangan and Delphine Mangan	new order	
(NAME)	(NAME)	**056000-02200 & 056000-05600**
4415 Pecan Valley Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-4214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SANDRA B. RAY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DENNIS MANGAN AND DELPHINE MANGAN, HUSBAND AND WIFE,** 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:

Tract I:

LAND in the 13th Civil District of Davidson County, Tennessee, being the property of Charles R. Ray, described accordingly to survey and drawing made by Terry W. Jenkins, License Number 1389, dated April 21, 1982, as follows:

BEGINNING AT AN IRON PIN IN THE NORTHWESTERLY R.O.W OF PECAN VALLEY ROAD SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE WAYNE R. OFFICER PROPERTY; THENCE WITH THE R.O.W. NORTH 36° -55' EAST, 314.62 FEET TO AN IRON PIN; THENCE WITH SAID R.O.W. N 41°-47' EAST, 453.03 FEET TO AN IRON PIN; THENCE N 02°- 16' EAST, 217.95 FEET TO AN IRON PIN; THENCE NORTH 55°-07' WEST, 120.28 FEET TO AN IRON PIN; THENCE SOUTH 40°-53' WEST, 315.08 FEET TO AN IRON PIN; THENCE 72°-07' WEST, 990.50 FEET TO AN IRON PIN' THENCE SOUTH 16°-18' WEST, 192.06 FEET TO AN IRON PIN; THENCE SOUTH 37°-29' WEST, 85.71 FEET TO AN IRON PIN; THENCE SOUTH 51°-05' EAST, 1097.72 FEET TO THE POINT OF BEGINNING, CONTAINING 14.1 ACRES MORE OR LESS.

Tract II:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEGINNING at an iron pin being 25 ft. from the center and on the north margin of Pecan Valley Road and being the S.E. corner of the A.L. Cantrell property; thence with the east boundary of the A.L. Cantrell property N 31°50'W - 935.66 ft. to an iron pin being the N.E. corner of the A.L. Cantrell property and being on the south boundary of the Monroe Randoll property; thence with the south boundary of the Monroe Randoll property N 52°21'E - 241.35 ft. to an iron pin; thence with the east boundary of the Monroe Randoll property N 37°29'E - 204.00 ft. to an iron pin being the S.W, corner of the H.L. Cantrell property; thence with the south boundary of the H.L. Cantrell property S49°31'E - 1,025.16 ft. to an iron pin being the S.E. corner of the H.L. Cantrell property and being on the north margin of Pecan Valley Road; thence with the north margin of Pecan Valley Road S 47°29'W - 160.01 ft. to a point; thence S56°28'W - 362.72 ft. to a point; thence S54°17'W - 223.04 ft. to the point of beginning. Containing 13.10 acres.

Tract I: Being the same property conveyed to Sandra Bolton Ray and Charles R. Ray, a tenancy in common with right of survivorship by quitclaim deed from Sandra Bolton Ray of record in Book 5886, page 287, Register's Office for Davidson County, Tennessee, dated 05/14/1982 and recorded on 05/14/1982. The said Charles R. Ray died November 29, 2006 leaving Sandra B. Ray as surviving tenant.

Tract II: Being the same property conveyed to Charles R. Ray and wife, Sandra B. Ray by warranty deed from Wayne R. Officer and wife, Julia D. Officer of record in Book 6220, page 46, Register's Office for Davidson County, Tennessee, dated 01/23/1984 and recorded on 01/24/1984. The said Charles R. Ray died November 29, 2006 leaving Sandra B. Ray as surviving tenant by the entirety.

Sandra B. Ray and Sandra Bolton Ray are one and the same person.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Easement for Ingress and Egress of record in Book 5369, Page 489, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 5904, Page 59, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4415 Pecan Valley Rd , Nashville, Tennessee 37218-4214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 21st DAY OF DECEMBER, 2015.

Sandra B. Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA B. RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212