This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **15-1380**

BILL GARRETT, Davidson County
Trans:T20160001916 DEEDWARR
Recvd: 01/08/16 12:34 3 pgs
Fees:18.00 Taxes:851.00
20160108-0002104

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/18/2015**, by and between **The Estate of Bobby Mangrum,** parties of the first part, and **Teri R. Sogol,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

See Exhibit A

Parcel ID # **142-13C-141.00co**
☒ Improved **9300 Sawyer Brown Road, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Donna Lynn Smith Cowart, Executrix

Donna Lynn Smith Cowart, Executrix for
The Estate of Bobby Mangrum

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Donna Lynn Smith Cowart, Executrix for The Estate of Bobby Mangrum** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th day of December, 2015..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Teri R. Sogol**

and Address: **9300 Sawyer Brown Road, Nashville, TN 37221**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$230,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 18th day of December, 2015..

Krista L Highers
Notary Public

My Commission Expires: 11.5.18

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

A Certain condominum apartment in Davidson County, State of Tennessee, Unit 9300, Parcel No. 141, together with the carport designated No. 9300-C in River Plantation, Section Eleven Phase 4, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Eleven, Phase 4, Condominium Apartments, recorded in Book 9700, pages 884 and 885, which was voided and vacated by Book 9700, page 971, as corrected by Surveyors Certificate of Correction (relating to Parcel 164 only), of record in Book 11684, page 675, and by Surveyors certificate of Correction in Instrument No. 200006300065336, Registers Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 10628, page 661, and annexation document of record in Book 11432, page 903, Register's Office for Davidson County, Tennessee to which plan reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the apartments property co-owners and tenants of River Plantation, Section Eleven Phase 4 Condominium Apartments contained in the Master Deed and By-Laws appended thereto, recorded in Book 10628, page 661 and Plat in Book 9700, page 971, et. seq., Register's Office for Davidson County, Tennessee, as applied to Section Eleven, Phase 1A by annexation document of record in Book 11029, page 592 and plat Book 9700, page 694; Section Eleven Phase 2 by annexation document of record in Book 11156, page 361, and Plat Book 9700 page 748; section eleven Phase 3 by annexation document of record in Book 11332, page 184 and Plat Book 9700 page 835 said Register's Office are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Bobby Mangrum by deed from Rosalyn Lewis, Trustee under the Revocable Lewis Living Trust, dated June 21, 2005, of record in Instrument Number 20091203-0110641, Register's Office for Davidson County, Tennessee.

Bobby Mangrum died on July 28, 2015 and by virtue of his Last Will & Testament in the Circuit Court of Davidson County, Tennessee, Docket No. 15P1521. Leaving said property to his heir, Donna Lynn Smith Cowart. Donna Lynn Smith Cowart was appointed executrix.