01288-29672

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,750.00

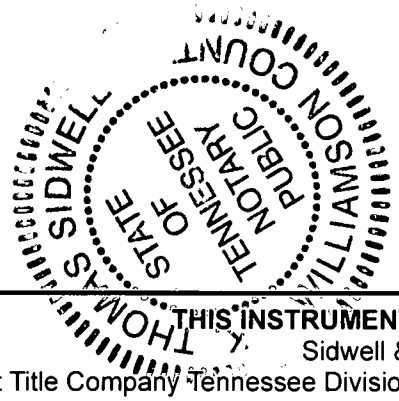
Patricia C Mansfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 1/15/17

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Preston Ingram Jr.	NEW OWNER	118050120.00
(NAME)	(NAME)	
121 First Avenue South, Suite 220		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160007224 DEEDWARR
Recvd: 01/27/16 15:06 2 pgs
Fees:13.00 Taxes:1826.88
20160127-0007993

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 considerations, the receipt of which is hereby acknowledged, we, **Patricia C. Mansfield, a single woman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Henry Preston Ingram Jr.**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being the east ninety (90) feet of Lot No. 26 on the plan of the Re-Subdivision of Vaulx Property, but shown on the Plan of Battlefield Estates, Section 1, as of record in Book 843, Page 96, as part of the lot marked "Frazer".

Being the same property conveyed to Patricia C. Mansfield by Quitclaim Deed from Stephen L. Mansfield, dated 01/13/2004, recorded 01/30/2004 of record in Instrument No. 20040130-0012066, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 843, Page 96, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 927 Kirkwood Avenue, 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 GRANTEE(S), their heirs and/or 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/or 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 hand this 22nd day of January, 2016.

Patricia C. Mansfield

State of Tennessee
County of Williamson

Personally appeared before me Patricia C. Mansfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of January, 2016.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY