Warranty Deed

BILL GARRETT, Davidson County Trans: T20160019269 DEEDWARR Recvd: 03/09/16 10:18 2 pgs Fees: 13.00 Taxes: 1258.00 20160309-0022508	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this the 1st day of March, 2016. Notary Public My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brittney L. Farrow Joshua J. Farrow	New Owner	
1426 McGavock Pike		072-08-0-042.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG MANGUM AND WIFE, MICHELLE MANGUM**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTNEY L. FARROW AND JOSHUA J. FARROW, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being further described as follows:

Beginning at a point in the southern margin of McGavock Pike or Williams Perry Road, as now located, said point being 329.7 feet easterly of the easterly line of Lot No. 17 on the Plan of Waters Place, as of record in Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee; thence South 31° 45' East 320 feet to a point; thence North 58° 39' 30" East 120 feet to a point in the West line of a 4.5 acre tract of land conveyed to Tom P. Husband and wife, Addie Belle Husband, by the United States of America by deed of record in Book 1334, Page 47, in said Register's Office; thence North 31° 45' West, and along the West line of said 4.5 acre tract, 320 feet to a point in the southerly margin of McGavock Pike or Williams Perry Road; thence along the southerly margin of said Pike or Road South 58° 30' West 120 feet to the point of beginning.

Being the same property conveyed to Craig Mangum and wife, Michelle Mangum by Warranty deed from William N. Hart of record in Instrument No. 20090305-0018509 Register's Office for Davidson County, Tennessee, dated February 25, 2009 and recorded on March 5, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1426 McGavock Pike, Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of March, 2016.

Craig Mangum

Michelle Mangum
Michelle Mangum

STATE OF LOUISIANA
COUNTY OF Orleans

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

Witness my hand and seal this 1st day of March, 2016.

Notary Public

My Commission Expires:

ELLIOT SCHARFENBERG
Notary Public
State of Louisiana
Orleans Parish
Notary ID # 136806
My Commission is for Life

ELLIOT SCHARFENBERG NOTARY PUBLIC COMMISSIONED FOR LIFE ID NO. 136806 ORLEANS PARISH, LA