NEW OWNER:

RICHARD D. BANGO, TRUSTEE
3544 EARHART ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:

BANK OF TENNESSEE
301 E. CENTER ST.
KINGSPORT, TN 37660

Map & Parcel 11000014100 (Part of)

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-0212

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160027417 DEEDWARR
Recvd: 04/05/16 10:11 3 pgs
Fees:18.00 Taxes:1198.80
20160405-0032344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Four Thousand and 00/100 Dollars ($324,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARILYN V. GAMMON, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **RICHARD D. BANGO, TRUSTEE OF THE RICHARD D. BANGO REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 6, 2000,** ("Grantee"), his successors, heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, described according to a survey made by Don Shanklin Engineering Co., dated March 4, 1970, as follows:

Beginning in the center of Earhart Road at the northeasterly corner of the Baker Grove Baptist Church Property as of record in Book 3802, Page 515, Register's Office for Davidson County, Tennessee; thence with Baker Grove Baptist Church property northerly boundary line N 86 deg. 15 min. W 565.10 feet to an iron pin; thence S 3 deg. 07 min. W 277.10 feet to an iron pin; thence N 89 deg. 30 min. W 725.12 feet to an iron pin; thence N 7 deg. 01 min. E 382.90 feet to an iron pin; thence S 86 deg. 42 min. E 1205.84 feet to the center of Earhart Road; thence with the center of said Road S 13 deg. 54 min. E 222.45 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is the following described property conveyed

to VERLYN STEWARD and wife, KELLY STEWARD by Warranty Deed from Marilyn V. Gammon, unmarried, dated February 12, 2016, of record in Instrument No. 20160219-0016111 and being more particularly described as follows:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 1, Gammon Property, as shown on the plat of the same of record in Instrument No. 20160204-0010781, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to LAWRENCE D. GAMMON and wife, MARILYN V. GAMMON by Warranty Deed from Wilbur T. Hastings and wife, Ruth S. Hastings, dated August 13, 1976, and of record in Book 5057, Page 751, Register's Office for DAVIDSON County, Tennessee. Lawrence D. Gammon and Marilyn V. Gammon remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Lawrence D. Gammon; therefore, Marilyn V. Gammon is the surviving tenant by the entirety to the property herein.

THIS IS IMPROVED PROPERTY which has the address of **3544 EARHART ROAD, MT. JULIET, TN 37122**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his successors, heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 30th day of March, 2016.

Marilyn V. Gammon
MARILYN V. GAMMON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARILYN V. GAMMON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$324,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of March, 2016.

NOTARY PUBLIC

My commission expires: 2/11/19

JO ANN AULDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY