WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045496 DEEDWARR
Recvd: 05/31/16 11:56 2 pgs
Fees:13.00 Taxes:1165.50
20160531-0054346

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MELISSA HEAVENER
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nita C. Mangum	Farmington Mortgage	171-04-0C
(NAME)	(NAME)	(MAP)
825 Barrington Place Drive	2002 Richard Jones Rd. ste 300a	056.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027-4391	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Victoria Lee Kolstad, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Nita C. Mangum, an unmarried woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 56 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said Plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 618 Grassmere Park Dr., Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to Victoria Lee Kolstad by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument No. 20060523-0060683 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 825 Barrington Place Drive, Brentwood, Tennessee 37027-4391

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 23rd day of May, 2016.

Victoria Lee Kolstad

Victoria Lee Kolstad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Victoria Lee Kolstad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of May, 2016.

Notary Public

My Commission Expires: 6/21/16

