Return To:
This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16628

BILL GARRETT, Davidson County
Trans:T20160086732 DEEDWARR
Recvd: 10/03/16 12:47 2 pgs
Fees:13.00 Taxes:592.00
20161003-0103999

Send Tax Bills To:
US Bank
4801 fredirica Street
Owensboro, KY 42301

New Owner is:
Kellie N. Bango
5316 Southfork Blvd
Old Hickory, TN 37138

MAP: 063-16-0

PARCEL: 079.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Dalton Bango, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kellie N. Bango, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **5316 Southfork Blvd., Old Hickory, TN 37138**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 79 on the plan of the Planned Unit Development (Private Elements), Phase One, Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument Number 20031031-0160338, with Boundary Plat filed for record in Instrument Number 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

BEING the same property conveyed to Richard Dalton Bango, by Quitclaim Deed from Wendy Dawn Bango, dated 3/8/06 and recorded 8/13/08 in Instrument No. 20080813-0083338; and being the same property previously conveyed to Richard Bango, an unmarried man, by Quitclaim Deed from Richard Bango, married, dated 5/7/08 and recorded 5/12/08 in Instrument No. 20080512-0048498; and being the same property previously conveyed to Richard Bango, married, by Warranty Deed from Classic Homes BOS, LP, dated 11/10/05 and recorded 11/14/05 in Instrument No. 20051114-0136620, in the Register's Office of Davidson County, Tennessee.

Subject property having never been the residence of Grantor and/or his spouse.

RDB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of September, 2016.

GRANTOR(S):

RICHARD DALTON BANGO

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Dalton Bango** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of September, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

SWORN TO and subscribed before me this 30th day of September, 2016.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____