STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 9-20-2017
File No. G16-6325D

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

BILL GARRETT, Davidson County
Trans: T20160088989 DEEDWARR
Recvd: 10/10/16 10:40 2 pgs
Fees: 13.00 Taxes: 828.80
20161010-0106818

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sharon Cho, single woman (NAME)	(NAME) First Farmers & Merchants Bank	174-11-A-12CO
1048 Blairfield Drive (STREET ADDRESS)	(STREET ADDRESS) 816 South Garden St	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Columbia, TN 38401	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Andrew C. Mangrum and Amy R. Mangrum, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon Cho, single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 12, CANE RIDGE FARMS, SECTION ONE, according to plat and survey of same appearing of record in Instrument # 2000825-003988, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to Andrew C. Mangrum and wife, Amy R. Mangrum from Reshonda S. Goins, NKA Reshonda Kelly and husband Delfonta Kelly, by Warranty Deed dated March 30, 2015, as Instrument No. 20150430-0038770, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 20000825-0083988, Register's Office for Davidson County, Tennessee.

3. Restrictions as recorded in Instrument # 20000905-0087103, First Amendment of record in Instrument No. 20001204-0119093, Second Amendment of record in Instrument No. 20010815-0088370, Third Amendment of record in Instrument # 20040319-0031603, Fourth Amendment of record in Instrument # 20041102-0131848, Variance of record in Instrument # 20120604-0048269, Amended in Instrument # 20100526-0040558, Instrument # 20160601-0055259, and Assignment of Delarant Rights in Instrument # 20120524-0045182, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Instrument # 20000905-0087103, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Instrument # 20010815-0088360, Register's Office for Davidson County, Tennessee.

6. Common Area conveyed to Homeowner's Association of record in Instrument # 20010815-0088361 and Instrument # 20160614-0059957 Register's Office for Davidson County, Tennessee.

7. Easement for Transmission Lines as recorded in Book 4428, page 565, Register's Office for Davidson County, Tennessee.

8. Easement for utilities as recorded in Book 5078, page 476, Register's Office for Davidson County, Tennessee.

9. Easement to United Telephone Company as recorded in Instrument # 20020123-0009340, and Instrument # 20060607-0067535, Register's Office for Davidson County, Tennessee.

10. Easement for Sewer Lines as recorded in Instrument # 20020219-0020923, Register's Office for Davidson County, Tennessee.

11. Easement for Storm Water Detention as recorded in Instrument # 20050825-0101604, and in Instrument # 20060927-0119247, Register's Office for Davidson County, Tennessee.

12. Easement for cable as recorded in Instrument # 20060607-0067535, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Andrew C. Mangrum is signed by his/her duly appointed Attorney-in-fact Amy R. Mangrum, pursuant to the Power of Attorney recorded in Book _____, page _____, said Register's Office.

This is improved property, known as 1048 Blairfield Drive, Antioch, TN 37013.

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. Whenever 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 7th day of October, 2016.

ANDREW C. MANGRUM

By: /s/ Andrew Mangrum by Amy Mangrum October 07, 2016
Amy R. Mangrum, Attorney-in-Fact Date

/s/ Amy Mangrum October 07, 2016
Amy R. Mangrum Date

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Amy R. Mangrum, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of October, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Amy R. Mangrum, Attorney-in-Fact for Andrew C. Mangrum, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of October, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO: **SMITH.SHOLAR.MILLIKEN.PLLC., P.O. BOX 663GALLATIN, TN 37066**