Davidson County DEEDWARR
Recvd: 10/19/16 16:09 3 pgs
Fees:18.00 Taxes:943.50
20161019-0110725

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2016.

Notary Public

My commission expires: 11/10/2017

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barlow Builders, LLC	Same	**08303019100**
1804 Williamson Court, Suite 107 ~~109 Rosebank Ave~~		
Brentwood, TN. 37027 ~~Nashville, TN 37206~~		

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 HEREBY ACKNOWLEDGE, WE,

Patsy M. Craddock (f/k/a Patsy Mangrum Walls) and William Hubert Mangrum, tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barlow Builders, LLC, a Tennessee limited liability company

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:

Land in Davidson County, Tennessee, being Lot. No. 4 on the Plan of Geo. C. Waters' Addition to Nashville, as of record in Book 161, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Mangrum, Jr. and wife, Frances Lou Wright Mangrum from Hubert B. Wright and wife, Jessie Lou Elizer Wright by Warranty Deed dated January 31, 1967, of record in Book 4098, page 941, Register's Office for Davidson County, Tennessee. William J. Mangrum, Jr. having since died on or about June 11, 1994, leaving Frances Lou Wright Mangrum the sole surviving tenant by the entirety. Frances Wright Mangrum conveyed her interest, for the express purpose of creating a tenancy in common, to Sandra T. Richardson, Trustee, who conveyed the property to Frances Wright Mangrum, Patsy Mangrum Walls, and William Hubert Mangrum, as tenants in common with right of survivorship, by Quitclaim Deed dated August 25, 1998, of Record in Book 11099, page 967, Register's Office for Davidson County, Tennessee. Frances Wright Mangrum having since died on or about April 22, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 109 Rosebank Ave, Nashville, TN 37206.

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 in 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 18th day of October, 2016.

Patsy M. Craddock

Patsy M. Craddock

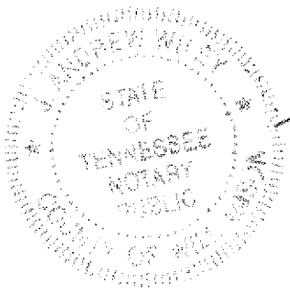
William H. Mangrum

William H. Mangrum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Patsy M. Craddock and William H. Mangrum, the within named Grantor(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, at office, this 18th day of October, 2016.



Notary Public

My Commission Expires: DEC 17 2017

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

