BILL GARRETT, Davidson County
Trans:T20160093499 DEEDWARR
Recvd: 10/24/16 10:22 2 pgs
Fees:13.00 Taxes:685.98
20161024-0111976

Send Tax Statements
New Owner

Instrument Prepared By/Return To:
IN G. MITCHELL, III
rney at Law
5 W. Northfield Blvd., Unit 16
freesboro, TN 37129

Name and Address of New Owner:
DLH Properties, LLC
1913 Lone Oak Circle
Nashville, TN 37215

From Information Furnished By
The Parties

Map and Parcel 172-8-B/73CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BRANNON D. MANGUS AND SPOUSE, TIFFANY B. MANGUS**, has this day bargained and sold and does hereby transfer and convey unto, **DLH PROPERTIES, LLC,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 73, on the plan of Phase Two Bridle Downs, according to plat and survey appearing of record in Book 7900, page 241, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Brannon D. Mangus and spouse, Tiffany B. Mangus, by deed from Daniel J. Vanhimbergen and spouse, Leslie B. Vanhimbergen, dated May 23, 2008, appearing of record in Instrument Number 20080527-0053619, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to: The Plan, with Owner's Certificate of record in Book 7900, page 241, said Register's Office, which Plan show 20 foot minimum building set back line from Champions Drive, together with a designated building envelope and a 15 foot easement for public utility and drainage purposes along the front line(s) of said lot and a 10 foot public utility and drainage easement located on the rear line of said lot and a 5 foot easement for public utility and drainage purposes along each side line; The Declaration of Covenants, Conditions, and Restrictions of record in Book 7448, page 772, amended in Book 8814, page 631, Book 9818, page 68, Book 9873, page 497, said Register's Office, which sets forth assessments, liens, and other matters, to which Declaration reference is hereby made for more particulars.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **DLH PROPERTIES, LLC,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of October, 2016.

Brannon D. Mangus

Tiffany B. Mangus

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Brannon D. Mangus and Tiffany B. Mangus, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 18th day of October, 2016.

Kellie L Parsons State of Tennessee Notary Public Rutherford County My Commission Expires November 17, 2019

NOTARY PUBLIC
My Commission Expires: 11/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,400.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 18th day of October, 2016.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 3-6-18