Return To:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20170018643 DEEDWARR
Recvd: 03/03/17 12:15 2 pgs
Fees:13.00 Taxes:2035.00
20170303-0021337

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $550,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2017.

Notary Public

My Commission Expires: 12/Dec/18

MELANIE HARPER NOTARY PUBLIC STATE OF TENNESSEE County of RUTHERFORD

Address New Owner As Follows:
Michael R. Bradshaw & Niki Bradshaw
1605 South Observatory Drive
Nashville, TN 37215

Send Tax Bills To:
First Community Mortgage
275 Robert Rose Drive
Murfreesboro, TN 37129

Map-Parcel Number:
117-15-0-099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANE ELISE THOMAS and DALE MCDONALD, Executor of the Estate of Sarah Bond Mangrum**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL R. BRADSHAW AND EMILY N. BRADSHAW, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 28, as shown on the map entitled Plat of Section 1, Green Hills Subdivision, of record in Plat Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas T. Mangrum and wife, Sarah B. Mangrum, by deed from Annie H. Davy, John L. Cundall and wife, Barbara Sue Cundall, of record in Book 4174, page 119, dated September 22, 1967, said Register's Office.

Douglas T. Mangrum having died on or about August 10, 1984, leaving Sarah B. Mangrum as the surviving tenant by the entirety.

Sarah B. Mangrum, also known as Sarah Bond Mangrum having died on or about October 19, 2011. Her Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 11P1762, devised the subject property to her daughter, Jane Elise Thomas.

This is not now, nor has it ever been, the primary residence of the Grantors herein.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, page 128, said Register's Office.

This is improved property known as: **1605 South Observatory Drive, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 27th day of February, 2017.

Jane-Elise Thomas

Jane-Elise Thomas

Dale McDonald Executor of the Estate of Sarah Bond

Dale McDonald, Executor of the Estate of Sarah Bond Mangrum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jane-Elise Thomas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale McDonald, Executor of the Estate of Sarah Bond Mangrum, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2017

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 7-2-2018