Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170034735 DEEDWARR
Recvd: 04/25/17 11:42 2 pgs
Fees:13.00 Taxes:843.60
20170425-0040468

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $228,000.00.

Affiant

Subscribed and sworn to before me, this 21 **day of April, 2017.**

Notary Public
My commission expires: 3-31-2021

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1704-76692

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Natalia Ziemann 6153 Hampton Hall Way Hermitage TN 37076	Bank of Tennessee 2208 Crestmoor Rd., St. 1 Nashville, TN 37215	098-05-0-A-033.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Garner Eugene Mangrum, Jr., unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Natalia Ziemann, an unmarried women**, hereinafter called the Grantees, their successors 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. 146, on the Plan of Section One, Hampton Hall, of record in Book 9700, Pages 290 and 291, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garner Eugene Mangrum, Jr. by deed from David W. Stidham and wife, Mari P. Stidham, dated May 21, 2004, recorded May 26, 2004, of record in Instrument No. 20040526-0062209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6153 Hampton Hall Way, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 21 day of April, 2017.

Garner Eugene Mangrum, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Garner Eugene Mangrum, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in MT. Juliet, TN, this 21 day of April, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD