WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170035267 DEEDWARR
Recvd: 04/26/17 14:05 2 pgs
Fees:13.00 Taxes:721.13
20170426-0041068

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kyle R. Mangum	Same	Parcel ID:
2917 Dunmore Drive		09610022400
Nashville, TN 37214		

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 acknowledged, we

Bobby R. Rhea and wife, Connie A. Rhea

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kyle R. Mangum and Brittany T. Mangum, husband and wife

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. 379, on the Map of Cloverhill Subdivision, Section No. VII, of record in Book 2133, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 379 fronts 70 feet on the Southerly side of Dunmore Drive, and runs back 208.5 feet on the west line, and 198.7 feet on the east line, to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Bobby R. Rhea and wife, Connie A. Rhea by deed from Willa N. Anderson, a widow, of record in Instrument 20060804-0095204, said Register's Office, dated August 3, 2006.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 amended in Book 2273, Page 88, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 92, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2917 Dunmore Drive, Nashville, TN 37214

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. 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 our hands this 25th day of April, 2017.

Bobby R. Rhea

Connie A. Rhea

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 Bobby R. Rhea and Connie A. Rhea, 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 at Nashville, Tennessee, this 25th day of April, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.