| | |
|---|---|
| Davidson County DEEDWARR<br>Recvd: 05/22/17 14:39 3 pgs<br>Fees:18.00 Taxes:795.50<br>**20170522-0050744** | STATE OF Tennessee<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00<br>Collette Mangold<br>Affiant<br>Subscribed and sworn to before me, this 19th DAY OF May, 2017.<br>Deanna L Cooper<br>Notary Public<br>MY COMMISSION EXPIRES: 5/13/2020<br>(AFFIX SEAL) |

# WARRANTY DEED

BHHS17-1046

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

DEANNA L COOPER STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Collette Mangold | Trustmark National Bank | |
| 1046 Todd Preis Dr. | (NAME)<br>201 Country Place Parkway, Suite B | |
| (ADDRESS)<br>Bellevue, TN 37221 | (ADDRESS)<br>Pearl, MS 39208 | 142-05-0C-014.00-CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF MARYANN SPADER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COLLETTE MANGOLD, A MARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that 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. X-404, together with the carport designated No. X-404-C, on the Plan of Amended Plat, Phase One, Section Four, River Plantation Condominium Apartments, of record in Plat Book 4860, Page(s) 107, 108 and 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and as further described in Master Deed recorded in Book 4892, Page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Ann Spader by Warranty Deed from Annie B. Pendry Hayes and husband, Jimmy W. Hayes, of record in Instrument No. 20020219-0021143, Register's Office for Davidson County, Tennessee, dated February 13, 2002 and recorded on February 19, 2002.

The said Mary Ann Spader having since died and by Last Will and Testament under Docket No. 17P348 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) the real property was made part of the estate and George C. Pinger, Executor of the Estate has the authority to convey the real estate.

Mary Ann Spader and MaryAnn Spader are one in the same.

Being also known as 1046 Todd Preis Dr., Bellevue, Tennessee 37221

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 4860, Page(s) 107, 108 and 109, Plat Book 4860, Page 16, Book 4892, Page 440, as amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, Book 4892, Page 456, Instrument No. 20050415-0042394, Book 174, Page 70, Book 2274, Page 547, Book 3770, Page 6, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1046 Todd Preis Dr. , Bellevue, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of May, 2017.

Estate of Mary Ann Spader

BY: _____
George C. Pinger, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of May, 2017, before me personally appeared George C. Pinger, Executor for the Estate of MaryAnn Spader to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2017.

_____
Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires