WARRANTY DEED

File #17101

BILL GARRETT, Davidson County
Trans:T20170044074 DEEDWARR
Recvd: 05/24/17 10:28 2 pgs
Fees:13.00 Taxes:739.26
20170524-0051564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,800.00

Corrienne Rich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2017.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corrienne Rich	SAME	-129-04-0-080.00
(NAME)	(NAME)	
5923 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3609		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Hester Marie Mangrum, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corrienne Rich and Raymond N. Rich, Jr, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17 on a unrecorded Map of Bransford and Althauser's Subdivision of Lot No. A-2, Highlands of Belle Meade No. 2, of record in Book 843, page 18, Register's Office for said County, and described according to a survey made by Blanchard and Parrish, Engineers, in November 1039, as follows:

Beginning at a point on the Easterly margin of Old Harding Road, 940 feet Northeast of the North intersection of Old Harding Road and the Memphis-Bristol Highway, and being the common corner of Lots 16 and 17, on said unrecorded plan; thence in a Southwesterly direction along the line between said lots 329 feet to the Westerly margin of the Memphis-Bristol Highway; thence along the margin of said Highway, South 52 degrees 27 feet West 106 feet to a point at the common corner of Lots 17 and 18 on said Plan; thence with the line between said lots Northwesterly 293.8 feet to a stake in the Easterly margin of Old Harding Road; thence along the Easterly margin of said Road, North 33 degrees 13 feet east 100 feet to the point of beginning.

Being the same property conveyed to Percy E. Mangrum and wife, Hester Marie Mangrum by Warranty deed from Charles E. George and wife, Ella L. George of record in Book 2862, page 265, Register's Office for Davidson County, Tennessee, dated January 09, 1959 and recorded on January 09, 1959. Percy E. Mangrum having since died April 10, 2011, leaving Hester Marie Mangrum as surviving spouse under tenancy by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5923 Old Harding Pike, Nashville, TN 37205-3609
(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 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 my hand this 18th day of May, 2017.

Hester Marie Mangrum By Terry W Mangrum Attorney in Fact

Hester Marie Mangrum by Terry M. Mangrum , her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry M. Mangrum,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Hester Marie Mangrum** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Hester Marie Mangrum** , and is authorized by **Hester Marie Mangrum** to execute this instrument on her behalf.

Witness my hand, at office, this the 18th day of May, 2017.

My Commission Expires: 12-19-20

Joyce Jordan
Notary Public

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

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027