Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0761-17

Bill Garrett Davidson County
Batch# 4151 DEEDWARR
09/25/2017 02:06:45 PM 2 pgs
Fees: $13.00 Taxes: $640.10
20170925-0097983

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2017

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	
Laura Jean Mangiofico 5524 Cedar Ash Crossing Antioch, TN. 37013	SAME	Map/parcel: 163-16-0A-114.00 CO Account:

WARRANTY DEED

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, I/WE

Catina Lancaster Hunt, a Married Woman

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Jean Mangiofico and Paula Jean Mangiofico

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 234 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050609-0066104 - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Catina D. Lancaster, an unmarried woman, by Warranty Deed from Centex Homes, a Nevada general partnership, dated 12/7/06 and recorded 12/14/06 in Instrument No. 20061214-0154419, Register's Office for Davidson County, Tennessee. The said Cantina D. Lancaster, having since married and is now known as Catina Lancaster Hunt.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Derrick Hunt, husband of Catina Lancaster Hunt, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5524 Cedar Ash Crossing Antioch, TN, 37013

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2017

Catina Lancaster Hunt

Derrick Hunt

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Catina Lancaster Hunt and Derrick Hunt, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2017

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-11-2019
RUTHERFORD COUNTY