# WARRANTY DEED

*This instrument prepared by*:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2839979

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF ~~Hamilton~~ Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 585,000.00

Affiant

Subscribed and sworn to me, this the 22nd day of September 2017

07/06/20

Notary Public
My commission expires:

Bill Garrett Davidson County
Batch# 4944 DEEDWARR
09/26/2017 12:29:49 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20170926-0098470

| ss: | Property owner: | Mail tax bills to: | Parcel ID: |
|---|---|---|---|
| 1715 B 14th Avenue South<br>NASHVILLE, TN 37212 | **Cartus Financial Corporation** | **Cartus Financial Corporation** | 105-05-0Q-002.00-CO |

**THIS INDENTURE** is made effective the 20th day of July, 2017, by **Kevin Mangum and wife Angel Mangum,** First Parties, for the purpose of conveying the premises described herein to **Cartus Financial Corporation,** Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 1715 14th Avenue South Townhomes, a Horizontal Property Regime With Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1715 14th Avenue South Townhomes of record in Instrument Number 20141106-0102529, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being the same property conveyed to Kevin Mangum and Angel Mangum, husband and wife by Warranty deed from E3 Construction Services, LLC of record in Instrument No. 20150716-0069366 Register's Office for Davidson County, Tennessee, dated July 10, 2015 and recorded on July 16, 2015. (Value of consideration shown in aforementioned deed $580,000.00.) Being also known as 1715 B 14th Avenue South Nashville, Tennessee 37212.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, Plan of record in Plat Book 21, Page 87; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20141106-0102529; Charter of record at Instrument No. 20141117-0105765, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

**[CONTINUED ON FOLLOWING PAGE]**

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WH*EREOF***, *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Kevin Mangum**

**Angel Mangum**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kevin Mangum**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 26th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: Nov 3, 2020

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

**PERSONALLY APPEARED BEFORE ME**, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Angel Mangum**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE**, in Davidson County, this the 26th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: Nov 3, 2020

DAJANA STANOJEVIC
STATE OF TENNESSEE NOTARY PUBLIC
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