Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067 File # 12496

**WARRANTY DEED**

LATREECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry,
Homeland Title, LLC,
220 Town Center Parkway, Suite 135, Spring Hill, TN 37174

File No.: HTF17-080441

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Michelle Nicole Mangrum | CMG Mortgage Inc | |
| (NAME) 191 Graylynn Dr. | (NAME) 3160 Crow Canyon Rd | 095-04-0-242.00 |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) San Ramon CA 94583 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOUR THOUSAND AND NO/100 DOLLARS ($204,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DANIEL L. PITCHFORD AND AMY D. PITCHFORD, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE NICOLE MANGRUM, UNMARRIED, 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. 2 on the Plan of Walker Estates, of record in Plat Book 5190, Page 743, as corrected by Surveyor's Certificate of Correction in Book 6696, Page 782, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel L. Pitchford, a single person and Amy D. Pitchford by Warranty Deed from William J. Walker and wife, Suzanne Walker, of record in Instrument No. 20070719-0086084, Register's Office for Davidson County, Tennessee, dated July 09, 2007 and recorded on July 19, 2007, and as re-recorded on August 20, 2007 in Instrument No. 20070820-0098917, said Register's Office.

Bill Garrett Davidson County
Batch# 18451 **DEEDWARR**
10/26/2017 11:18:38 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20171026-0109927

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 191 Graylynn Dr., Nashville, TN 37214
(House No.) (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/our hand(s) this the 20th day of October, 2017

Daniel L. Pitchford

Amy D. Pitchford

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson DLC

On this the 20th day of October, 2017, before me personally appeared Daniel L. Pitchford and Amy D. Pitchford, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of October, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER MARSHALL COUNTY STATE OF TENNESSEE NOTARY PUBLIC