Bill Garrett Davidson County
Batch# 79400 DEEDWARR
04/10/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180410-0033820

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

Notary Public

My commission expires: 7-26-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph J. Mangiardi	SunTrust Mortgage, Inc.	**024-00-0-040.00**
1651 Campbell Road	901 Semmes Avenue	
Goodlettsville, TN 37072	Richmond, VA 23224	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jonathan P. Driskell, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joseph J. Mangiardi, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at a large beach tree on the west of the country road (Campbell Road), being the corner of J. W. Campbell's Tract, running North 28-1/2 degrees East 10 poles to a point in the middle of said road; thence North 70 degrees East 8.66 poles; thence N 49-1/2 degrees West 6 poles; thence South 39 degrees West 8 poles; thence South 77-1/2 degrees West 8 poles; thence South 43-1/2 degrees West 17.92 poles to a point in said country road (Campbell Road); thence North74-1/2 degrees West 24.24 poles to the point of beginning.

BEING the same property conveyed to Jonathan P. Driskell, an unmarried man, by Warranty Deed from Michael Hughes of record as Instrument No. 20120607-0049706 in the Register's Office for Davidson County, Tennessee.

Annie Driskell, spouse of Jonathan P. Driskell, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

SP 11/2015

This is improved property known as 1651 Campbell Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 6th day of April, 2018.

Jonathan P. Driskell

Annie Driskell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jonathan P. Driskell and Annie Driskell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6th day of April, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001084-528

SP 11/2015

True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019