WARRANTY DEED

Bill Garrett
Batch# 90372
05/09/2018 10:08:09 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20180509-0044368

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle Mangold Alexandria Mangold	Fifth Third Mortgage Company	142-01-0A-77.00
(NAME)	(NAME)	
8207 Sawyer Brown Road, Apartment L4	5050 Kingsley Drive, MD: 1MOCBQ	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Ciincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Janet L. Miller nka Janet L. Morris and Joseph Morris, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kyle Mangold and Alexandria Mangold, husband and wife,** 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 Unit No. L-4, together with the Carport designated No. L-4-C, in River Plantations, Section One, a Condominium, a Horizontal property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One Condominium Apartments, recorded in Book 4460, page 59 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, Register's Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson county, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Janet L. Miller, unmarried by deed from Terrie Klozik, unmarried, dated November 15, 2007 and filed for record November 16, 2007 and filed for record as Instrument No. 20071116-0134508 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the Plat of Record in Book 4460, page 59, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the Master Deed and By-Laws of record in Book 4562, page 474, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Joseph Morris joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

unimproved ☐

This is improved ☑ property, known as 8207 Sawyer Brown Road, Apartment L4, Nashville, TN 37221
(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/our hands this 8th day of May, 2018.

Janet L. Miller nka Janet L. Morris

Joseph Morris

State of Tennessee
County of Davidson

Personally appeared before me Janet L. Miller nka Janet L. Morris and Joseph Morris, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 201804014