Bill Garrett Davidson County
Batch# 111836 DEEDWARR
07/02/2018 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180702-0064153

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$290,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF July, 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18050065

Address of New Owner
Gary C. Nelms
Amanda N. Nelms
2072 Stanford Village Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
173-11-0A-048.00-CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Joshua W. Mangrum and Amanda C. Mangrum, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Gary C. Nelms and Amanda N. Nelms, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section Two, Stanford Village of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua W. Mangrum and Amanda C. Mangrum, husband and wife, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated 11/29/2001 and recorded on 12/05/2001 in Instrument No. 20011205-0134165, Register's Office for Davidson County, Tennessee.

This is property generally located:
2072 Stanford Village Drive, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record as Instrument No. 20010226-0017614, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20000203-0011283, as amended as Instrument Nos. 20000228-0019107, 20000301-0020280, 20010319-0026310 and 20041108-0134204, said Register's Office.
4. Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Instrument No. 20000203-0011283, said Register's Office.
5. Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record as Instrument No. 20000203-0011283, said Register's Office.
6. By Laws of record as Instrument No. 20000217-0016311, said Register's Office.
7. 12. Agreement regarding use of property for flood plain calculations of record in Book 11493, page 254, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9466, page 794, and Book 11517, page 992, said Register's Office.
9. Gas Line Easement of record in Book 2590, page 545, Book 4218, page 425, and Book 4229, page 43, said Register's Office.
10. Right of Way Easement to Davidson County of record in Book 2739, page 637, and Book 2740, page 181, said Register's Office.
11. Right of Way Easement for Sewers of record in Book 11263, page 506, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Joshua W. Mangrum and Amanda C. Mangrum** has/have caused this instrument to be executed, this the 29 day of June, 2018.

Joshua W. Mangrum
Joshua W. Mangrum

Amanda C Mangrum
Amanda C. Mangrum

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Joshua W. Mangrum and Amanda C. Mangrum,** 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 for the purposes therein contained.

This the 29 day of June, 2018.

My commission Expires: 8-25-18

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 2nd day of July, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY