RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville, TN 37075
18-0539HV

Bill Garrett Davidson County
Batch# 119587 DEEDWARR
07/24/2018 10:10:42 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20180724-0071982

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2018

Notary Public
Commission Expires: _____

BONITA MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires March 10, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan Eddie Montgomery 244 Holt Hills Road Nashville, TN 37211	Nathan E. Montgomery 616 St. Jules Ln Nashville, TN 37211	170-00-0-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donald G. Mangrum and Barbara J. Mangrum

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan E. Montgomery and Susan B. Montgomery, 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:

Tract One:

Land in Davidson County, Tennessee, being Tract #33 on the Plan of Holt Hills, Section 3, as of record in Book 5200, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

BEING the same property conveyed to Chelsea F. Khone and wife, Mary Elizabeth Khone, by Deed dated 2/17/81 and recorded 2/20/81 from Holts Hills Development Company, of record in Book 5712, Page 435, Register's Office of Davidson County, Tennesee.

FURTHER BEING the same property conveyed to Gail Pigg from Chelsea F. Khone and wife, Mary Elizabeth Khone and then from Gail Pigg to Chelsea F. Khone and wife, Mary Elizabeth Khone by Quitclaim Deed dated 9/8/83 and of record in Book 6133, Page 568, Register's Office of Davidson County, Tennessee. The said Mary Elizabeth Khone died 12/4/12 leaving Chelsea F. Khone as the surviving tenant.

FURTHER BEING the same property conveyed to Donald G. Mangrum and Barbara J. Mangrum by Executor's Quitclaim Deed from Barbara J. Magrum, Executrix of the Estate of Chelsea F. Khone, dated 1/30/18 and filed for record on 2/09/18 in Instrument No. 20180209-0013361, in Register's Office for Davidson County, Tennessee.

Tract Two:

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Holt Hills, Section 3, as of record in Book 5200, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said tract.

BEING the same property conveyed to Chelsea F. Khone and Mary Elizabeth Khone by deed dated 4/2/82 and recorded 4/13/82 from Holt Hills Development Co, Inc. of record in Book 5872, Page 691, Register's Office of Davidson County, Tennessee. The said Mary Elizabeth Khone died 12/4/12 leaving Chelsea F. Khone as the surviving tenant.

FURTHER BEING the same property conveyed to Donald G. Mangrum and Barbara J. Mangrum by Executor's Quitclaim Deed from Barbara J. Mangrum, Executrix of the Estate of Chelsea F. Khone, dated 1/30/18 and filed for record on 2/09/18 in Instrument No. 20180209-0013361, in Register's Office for Davidson County, Tennessee.

The above referenced property is not the primary residence of the Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 244 Holt Hills Road, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of July, 2018.

Donald G. Mangrum

Barbara J. Mangrum

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donald G. Mangrum and Barbara J. 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.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY