Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
Sumner
HV18-0734

STATE OF TENNESSEE
COUNTY OF Sumner

Bill Garrett Davidson County
Batch# 124340 **DEEDWARR**
08/03/2018 09:12:39 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180803-0076222

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

KCN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 31, 2018

Notary Public
Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua D. Hayes 2104 Ridgecrest Drive Nashville, TN 37216	P.O. Box 60706 Nashville, TN 37206	072-12-0-112

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,

Joel Mangrum, devisee under The Last Will and Testament of William Elbert Mangrum

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

Joshua D. Hayes, a single man

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. 129 on the Plan of Dalewood, Section II, of record in Book 1835, Page 6, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to William Elbert Mangrum and wife, Betty Ann Mangrum, by Warranty Deed from James Monroe Anglea and wife, Dorothy Neal Anglea, dated 5/31/1960 and recorded 6/1/1960 in Book 3073, Page 367, in the Register's Office of Davidson County, Tennessee. Betty Ann Mangrum having since died 3/8/2010, leaving William Elbert Mangrum as the surviving tenant.

William Elbert Mangrum, also known as Elbert Mangrum, having since died, testate, on December 24, 2017 and by his Last Will and Testament filed under Docket No. 18P-287, in the Probate Court for Davidson County, Tennessee, he devised subject property to his son, Joel Mangrum.

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: 2104 Ridgecrest Drive, Nashville, TN 37216

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 July 31, 2018.

Joel Mangrum

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joel Mangrum** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of July, 2018.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED