13503

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

NEW OWNER:
MINDY NOEL MANGRUM
8222 LUREE LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1607

Map & Parcel
075100072.00

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 162629 **DEEDWARR**
11/20/2018 11:20:11 AM 3 pgs
Fees: $18.00 Taxes: $851.00

20181120-0114174

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN VAN ATTA, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MINDY NOEL MANGRUM, unmarried and MICHAEL G. MANGRUM, unmarried, as joint tenants with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee being known and designated as all of Lot No. 122 on the plan of Hermitage Estates, as shown on the plat of the same of record in Plat Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 122 fronts 80 feet on the east side of Luree Lane and runs back 165 feet on the north line and 160 feet on the south line to a dead line in the rear on which it measures 80.16 feet.

Being the same property conveyed to JOHN VAN ATTA by Quitclaim Deed from Donald R. Barrett, Jr., Trustee, dated August 30, 2017, and of record in Instrument No. 20170831-0089649, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **8222 LUREE LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3300, Page 70, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, DEBRA L. VAN ATTA, wife of the said JOHN VAN ATTA, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of November, 2018.

John Van Atta
JOHN VAN ATTA

Debra L. Van Atta
DEBRA L. VAN ATTA

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN VAN ATTA and DEBRA L. VAN ATTA,** 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.

WITNESS my hand and official seal at office this 15th day of November, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of November, 2018.

NOTARY PUBLIC

My commission expires: _____

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022