WARRANTY DEED

Karen Johnson Davidson County
Batch# 248427 **DEEDWARR**
06/25/2019 02:55:03 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20190625-0061502

File No. DH0005387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23 (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Alexander I. Jacobs and Adrianne K. Jacobs	Triumph Mortgage	
(NAME)	(NAME)	
5765 Maudina Ave	1125 Schilling Blvd E	103-02-0E-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Ste 107 Collierville TN 38017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Julie Mangus, formerly known as Julie Forester, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander I. Jacobs and Adrianne K. Jacobs, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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.1 on the plan described as "Westland Square Town Home Condominium I Condominium Exhibit', which is recorded as "Exhibit C" to the Master Deed for Westland Square Townhome Condominiums I as of record as Instrument No. 20080516-0050698, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The Westland Square Townhome Condominiums I, A Horizontal Property Regime, are established pursuant to the said Master Deed and the By-Laws recorded as "Exhibit B" thereto and established pursuant to the Tennessee Horizontal Property Act, as set forth in Section 66-27-101, et seq. of the Tennessee Code Annotated. This conveyance shall include but is not limited to the undivided percentage interest in all Common Elements and all rights appurtenant to the said Condominium development.

Being the same property conveyed to Julie Forester by Warranty deed from Richard Ice Building Group Inc., a Tennessee corporation of record in Instrument No. 20080603-0056491 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 03, 2008.

Being also known as 5765 Maudina Ave Nashville, Tennessee 37209.

Greg Mangus, spouse of Julie Mangus, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

Julie Mangus and Julie Forester are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-C-19-5765

unimproved ☐
This is improved ☒ property, known as 5765 Maudina Ave, Nashville, TN 37209

(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 hand this 21st day of June, 2019.

Julie J. Mangus

Julie Mangus

Greg Mangus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Julie Mangus and Greg Mangus, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of June, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Leslie Garside

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206