Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 190621144**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of July, 2019.

Notary Public
My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 262697 DEEDWARR
07/26/2019 12:24:18 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190726-0073866

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph J. Mangiardi and Cynthia C. Mangiardi<br>1508 Union Hill Road<br>Goodlettsville TN 37072 | New Owner | Tax Parcel ID No.<br>017 00 0 10700 |

**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 of which is hereby acknowledged, **Frank H. Matherley, Jr and wife, Carol D. Matherley,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph J. Mangiardi and Cynthia C. Mangiardi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being described according to a survey made by John R. Alley, Surveyor, dated November 19, 1964, as follows:

BEGINNING at a point at the intersection of the center line of Lower Walkers Creek Road and Union Hill Road; thence with the center of said Lower Walkers Creek Road North 39 degrees 25' East 217.3 feet; thence North 78 degrees 32' West 510 feet to a post; thence South 23 degrees 08' West 82 feet to a post; thence South 16 degrees West 163 feet to the center of said Union Hill Road; thence with same 85 degrees 20' East 442.5 feet to the beginning, containing 2.33 acres, more or less.

Being the same property conveyed to Frank H. Matherley, Jr. and wife, Carol D. Matherley by warranty deed from Ricky K. Jernigan, unmarried of record in Book 10138, page 457, Register's Office for Davidson County, Tennessee, dated July 26, 1996 and recorded on July 31, 1996.

The execution of this instrument is effected by the signature of Frank H. Matherley, Jr as Attorney-in-fact for Carol D. Matherley, which Power of Attorney is recorded in Instrument Number 20190726-0073865, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

This is improved property located at 1508 Union Hill Road Goodlettsville TN 37072

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 24th day of July, 2019.

Frank H Matherley, Jr
Frank H. Matherley, Jr

Carol D. Matherley by Frank H. Matherley, Jr,
Carol D. Matherley by Frank H. Matherley, Jr, attorney-in-fact
attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank H. Matherley, Jr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank H. Matherley, Jr, 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, and who further acknowledged that he is the Attorney-in-Fact for Carol D. Matherley and that he is authorized by Carol D. Matherley to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of July, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020