THIS INSTRUMENT PREPARED BY:
TREADWAY LEGAL
729 CHESTNUT STREET
2ND FLOOR – SUITE A
CHATTANOOGA, TN 37402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is **$225,000 (Two hundred and twenty-five thousand dollars).**

Patricia Miller
Affiant

Subscribed and sworn to before me this 4th day of October, 2019.

Tamara J. Treadway
NOTARY
My Commission Expires: May 8, 2023



Karen Johnson Davidson County
Batch# 298774 DEEDWARR
10/10/2019 08:44:50 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191010-0103804

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
STEPHEN & JENNIFER MANGERI **2318 FERNWOOD DR.** **NASHVILLE, TN 37216**	**Same**	**072 08 0 185.00**

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED AND TWENTY-FIVE THOUSAND DOLLARS ($225,000.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA L. MILLER and MICHAEL WAYNE LINGNER, HEIRS OF HILLARY HOWSE LINGNER, JR.,** the Grantors herein, have this day bargained and sold and do hereby transfer and convey unto **STEPHEN and JENNIFER MANGERI, husband and wife,** the Grantees herein, certain real estate in Davidson County, Tennessee.

The property hereby conveyed is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 239, as shown on the map entitled Plan of Dalewood Section IV, of record in Plat Book 1835, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HILARY HOWSE LINGNER, JR., AND WIFE, BETTY JONES LINGNER, by deed from ANNIE S. JONES, WITH A LIFE ESTATE RETAINED, of record in Book 5899, page 5133, dated Mach 17, 1982, said Register's Office. ANNIE S. JONES having since died extinguishing her life estate. BETTY S. JONES LINGNER having since died on or about August 16, 2015, leaving HILARY HOWSE LINGNER, JR., as surviving tenant by the entirety. HILARY HOWSE LINGNER, JR., having since died on or about February 10, 2017.

See Affidavit of Heirship in Instrument No. 20191010-0103803 dated 10/3/19 and Affidavit of Heirship in Instrument No. 20191010-0103802 dated 10/4/19. Also see Executor's Deed in Instrument No. 20190131-0009230, dated January 23, 2019, said Register's Office.

This is improved property located at 2313 Fernwood Drive, Nashville, Tennessee, 37216.

TO HAVE AND TO HOLD said real estate, with appurtenance, estate, title and interest thereto belonging to the Grantees, their successors, heirs, and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I/We further covenant and bind my/our self, heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs, and assigns, against the lawful claims of all persons.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 4th day of October 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Patricia L. Miller

PATRICIA L. MILLER

Michael Wayne Lingner

MICHAEL WAYNE LINGNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2019, before me personally appeared Patricia L. Miller to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes contained therein.

Witness my hand, at office, this 4th day of October, 2019.

Tamara J. Treadway

Notary's Signature
My commission expires: May 8, 2023

TAMARA J. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 05-08-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2019, before me personally appeared Michael Wayne Lingner to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes contained therein.

Witness my hand, at office, this 4th day of October, 2019.

Tamara J. Treadway

Notary's Signature
My commission expires: May 8, 2023

TAMARA J. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires 05-08-2023