Karen Johnson Davidson County
Batch# 303988 DEEDWARR
10/22/2019 09:26:30 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20191022-0107976

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Affiant

Subscribed and sworn to before me, this 15th day of October, 2019.

Notary Public
My commission expires:

07-1909-87060

Address of New Owner:	Send Tax Bills to:	Tax Information:
Adam Bohnett 18115 185th Avenue NE Woodinville, WA 98072	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	056-00-0-022.00 056-00-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis F. Mangan and Delphine O. Mangan, Trustees of the Dennis F. Mangan and Delphine O. Mangan Revocable Trust u/a/d October 24, 2015**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Adam Bohnett and Anne Briggs, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract I:
Land in Davidson County, Tennessee, being the property of Charles R. Ray, described accordingly to survey and drawing made by Terry W. Jenkins, License Number 1389, dated April 21, 1982, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the northwesterly r.o.w. of Pecan Valley Road said point also being the northeast corner of the Wayne R. Officer property; thence with the r.o.w. North 36° - 55' East, 314.62 feet to an iron pin; thence with said r.o.w. N 41° -47' East, 453.03 feet to an iron pin; thence N 02° - 16' East, 217.95 feet to an iron pin; thence North 55° - 07' West, 120.28 feet to an iron pin; thence South 40° - 53' West, 315.08 feet to an iron pin; thence 72° - 07' West, 990.50 feet to an iron pin; thence South 16° - 18' West, 192.06 feet to an iron pin; thence South 37° - 29' West, 85.71 feet to an iron pin; thence South 51° -05' East, 1097.72 feet to the point of beginning, containing 14.1 acres, more or less.

Tract II:
Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin being 25 ft. from the center and on the north margin of Pecan Valley Road and the S.E. corner of the A.L. Cantrell property; thence with the east boundary of the A.L. Cantrell property N 31° 50'W — 935.66 ft. to an iron pin being the N.E. corner of the A.L. Cantrell property and being on the south boundary of the Monroe Randoll property; thence with the south boundary of the Monroe Randoll property N 52° 21'E — 241.35 ft. to an iron pin; thence with the east boundary of the Monroe Randoll property N 37° 29'E — 204.00 ft. to an iron pin being the S.W., corner of the H.L. Cantrell property; thence with the south boundary of the H.L. Cantrell property S49° 31'E — 1,025.16 ft. to an iron pin being the S.E. corner of the H.L. Cantrell property and being on the north margin of Pecan Valley Road; thence with the north margin of Pecan Valley Road S 47° 29'W — 160.01 ft. to a point thence S56° 28'W — 362.72 ft. to a point; thence S54° 71'W — 223.04 ft. to the point of beginning, containing 13.10 acres, more or less

Being the same property conveyed to Dennis F. Mangan and Delphine O. Mangan, Trustees of the Dennis F. Mangan and Delphine O. Mangan Revocable Trust by Quitclaim Deed from Dennis Mangan and Delphine Mangan, husband and wife, dated March 16, 2016, recorded March 18, 2016, of record in Instrument No. 20160318-0026095, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4415 Pecan Valley Road, Nashville, TN 37218**.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14 day of October, 2019.

Dennis F. Mangan, Trustee

Delphine O. Mangan, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dennis F. Mangan and Delphine O. Mangan, Trustees of the Dennis F. Mangan and Delphine O. Mangan Revocable Trust u/a/d October 24, 2015**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in _____, CA, this _____ day of October, 2019.

Notary Public

My Commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

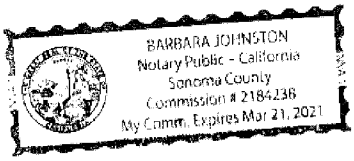
State of California)
) ss
County of Sonoma)

On October 14, 2019 before me, Barbara Johnston, notary public, personally appeared Dennis F. Mangan and Delphine O. Mangan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Barbara Johnston NOTARY PUBLIC, State of California



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022