THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36918-02-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00. Affiant Subscribed and sworn to before me this 20th day of April, 2022. Notary Public My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chris Bagwell, Mark T. Brown 3916 Caylor Drive Nashville, TN 37215	New Owners 1415 Fairview Drive Mount Juliet, TN 37122	Map and Parcel No.: 11713011100

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, **Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Bagwell, married, and Mark T. Brown, married, as Tenants in Common** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3916 Caylor Drive, Nashville, TN 37215.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 843398 DEEDWARR
04/21/2022 10:14:31 AM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220421-0046111

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2022.

Mary Ann T Pangle by Patricia Ann Diehl, Atty in Fact

Mary Ann T. Pangle, being one and the same person as
Mary Ann Pangle, by Patricia Ann Diehl, her 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, Patricia Ann Diehl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, and she is authorized by Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of April, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being lot No. 12 on the Plan of Abbott Martin Estates, of record in Book 2854, Page 27, Register's Office for said County.

Said lot No. 12 fronts 80 feet on the Easterly side of Caylor Drive and runs back 356 feet on the Northerly line and 345.9 feet on the Southerly line to a dead line in the rear, which is a broken line measuring 176.1 feet thereon.

Being the same property conveyed to Roy V. Pangle and wife, Mary Ann T. Pangle, by Warranty Deed from William P. Russell and wife, Virginia Russell, of record in Book 3075, Page 495, in the Register's Office of Davidson County, Tennessee, dated June 13, 1960 and recorded on June 14, 1960. The Said Roy V. Pangle died on March 25, 1967.

This conveyance is made subject to:

1. 2022 County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Abbott Martin Estates, as recorded in Plat Book 2854, Page(s) 27, Register's Office of Davidson County, Tennessee.

4. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2928, Page 211, Register's Office of Davidson County, Tennessee.

5. Easement for Water Mains, recorded in Book 2952, Page 30, Register's Office of Davidson County, Tennessee.