BILL GARRETT, Davidson County
Trans:T20120019432 DEEDWARR
Recvd: 03/19/12 08:46 2 pgs
Fees:13.00 Taxes:185.00
20120319-0022882

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Mangrum Family Revocable Living Trust	SAME AS NEW OWNER	09105019200
	(NAME)	
6512 Upton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Ruth Allen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Mangrum Family Revocable Living Trust, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 14 ON THE RE-SUBDIVISION OF LOT NO. 3, WEST NASHVILLE ANNEX, AS OF RECORD IN BOOK 4175, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 67 FEET ON THE NORTHWESTERLY SIDE OF JAMES AVENUE AND EXTENDS BACK 92 FEET ON THE NORTHEASTERLY LINE AND 115.07 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE AND MEASURES 70.87 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN M. ALLEN AND WIFE, RUTH ALLEN BY DEED FROM CREEKMORE CONSTRUCTION COMPANY, INC. OF RECORD IN BOOK 4582, PAGE 686, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN M. ALLEN HAVING PRE-DECEASED RUTH ALLEN. THE SAID RUTH ALLEN HAVING DIED INTESTATE ON FEBRUARY 15, 2001 AS EVIDENCE BY PROBATE PETITION 12P306 FILED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE. LARRY D. ALLEN EXECUTES THIS INSTRUMENT AS ADMINISTRATOR PURSUANT TO ORDER TO SELL REALTY FILED IN THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, MARCH 8, 2012.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2012 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 689 James Avenue, 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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 15th day of March, 2012.

The Estate of Ruth Allen

BY: _____
Larry D. Allen, Adminstrator

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Larry D. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Administrator of the Estate of Ruth Allen, the within named bargainor, and that such Administrator executed the foregoing instrument for the purposes therein contained, by personally signing the name of Administrator of the Estate of Ruth Allen.

Witness my hand and official seal, at office, on this the 15th day of March, 2012.

_____
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 11/3/15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072