WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Mangrum, Trustee	**NEW OWNER**	**91-5-46**
(NAME)	(NAME)	
6512 Upton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bansa Vetvong**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas F. Mangrum, Trustee of the Mangrum Family Revocable Living Trust u/a/d September 26, 2007**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 2, Resubdivision of Lot 7, B.F. Cockrill Farm, as shown on plat of record in Plat Book 4885, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bansa Vetvong, unmarried by deed from Revelette Family Limited Partnership of record in Instrument No. 20071004-0118300 Register's Office for Davidson County, Tennessee dated September 28, 2007. The same Bansa Vetvong is now married but the above described property was never used as the primary residence.

For the purpose of identifying the Trust Instrument under which the Grantee has acquired title to the aforesaid property, see Certification of Trust attached as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **615 Ries 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.

BILL GARRETT, Davidson County
Trans:T20130013891 DEEDWARR
Recvd: 02/20/13 08:27 4 pgs
Fees:23.00 Taxes:315.98
20130220-0016614

Witness my hand this 14th day of February, 2013.

Bansa Vetvong

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bansa Vetvong, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF FEBRUARY, 2013.

Commission expires:

7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

CERTIFICATION OF TRUST
FOR THE
MANGRUM FAMILY REVOCABLE LIVING TRUST
DATED SEPTEMBER 26, 2007

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, THOMAS F. MANGRUM being first duly sworn, deposes and says he is at least 18 years of age and is a currently one of the acting Trustees of the MANGRUM FAMILY REVOCABLE LIVING TRUST, and further states as follows:

1. The MANGRUM FAMILY REVOCABLE LIVING TRUST is a valid, existing trust, having been created by a written instrument dated September 26, 2007.

2. (a) The grantors of the trust were Thomas F. Mangrum and Betty J. Mangrum, the said Betty J. Mangrum having since died on August 1, 2008.

   (b) The currently acting Trustee is Thomas F. Mangrum.

   (c) The first (1st) named Successor Trustee is Rhonda J. West. The second (2nd) named Successor Trustee is Amanda J. West.

3. The administrative and/or managerial powers of the trustees are setforth in Article 7 of the Trust Agreement and include the power to purchase, mortgage and convey real property without the joinder of any beneficiary.

4. (a) The trust is revocable.

   (b) The person holding the power to revoke the trust is the Grantor Thomas F. Mangrum.

5. The following trustee has the authority to sign documents and instruments: Thomas F. Mangrum.

6. The conditions for the succession of the successor trustees are the death, resignation, disappearance or incompetency of both of the original Trustees (same for the Successor Trustee), or if such Trustees are unable for any reason to serve as the Trustee of this Trust.

7. The Trust shall be identified by the Social Security Number of Thomas F. Mangrum.

8. Trust property should be titled as follows: Thomas F. Mangrum, Trustee of the MANGRUM FAMILY REVOCABLE LIVING TRUST U/A/D September 26, 2007.

9. To the best of the undersigned's knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 14th day of February, 2013.

Thomas F. Mangrum

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **THOMAS F. MANGRUM**, 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 as his free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 14th day of February, 2013.

MY COMMISSION EXPIRES: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860