6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043734 DEEDWARR
Recvd: 06/04/15 08:31 2 pgs
Fees: 13.00 Taxes: 451.40
20150604-0052091

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Mangrum Family Revocable Living Trust	**The Mangrum Family Revocable Living Trust**	09105019400
(NAME)	(NAME)	
6512 Upton Lane	6512 Upton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, Tennessee 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Modine, and wife and Bettie Modine,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **The Mangrum Family Revocable Living Trust dated 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:

Being Lot No. 16 on the plat of re-subdivision of Lot No. 3 of West Nashville Annex, as of record in Book 4175, Page 112, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 16 fronts 58 feet on the northwesterly side of James Avenue and extends back 135.04 feet on the northeasterly line and 155 feet on the southwesterly line to a dead line and measures 61.34 feet thereon.

Being the same property conveyed to Michael Modine, and wife, Bettie Modine by deed dated October 7, 2008 from Dolores Joan Stinson of record in Instrument No. 20081017-0104543, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 681 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.

Witness my/our hands this 2nd day of June, 2015.

Michael Modine

Bettie Modine

State of Tennessee
County of Davidson

Personally appeared before me Michael Modine and Bettie Modine, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of June, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Mangrum

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN