Prepared from information furnished by the parties

WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Brian K. Mang
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian K. Mang	NEW OWNER	Parcel ID:
104 N. Berwick Lane	104 N. Berwick Lane	12010006000
Franklin, TN 37069	Franklin, TN 37069	

FOR AND IN 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

Brian K. Mang, Successor Trustee of The Herman J. Mang and Jacqueline M. Mang Joint Revocable Living Trust Dated March 27, 2000, and Amended November 27, 2007

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian K. Mang , married

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 lying in Davidson County, State of Tennessee, being described as follows:

BEING Lot No. 71 on teh Plan of Seven Oaks, Section IV, as of record in Book 2133, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 71 fronts 125 feet on the north side of School Lane, and runs back 131 feet on the west line and 190 feet on the east line, to a dead line in the rear on which measures 147 feet.

Being the same property conveyed to Herman J. Mang and Jacqueline M. Mang, Trustees of the Mang Joint Revocable Living Trust U/A/D March 27, 2000, and Amended November 27, 2007, by Quitclaim Deed from H.J. Mang and Jacqueline M. Mang, Individually, dated March 27, 2007, of record in Instrument 200004140037844, said Register's Office. See also deed of record in Book 2702, Page 404, said Register's Office. The said Jacqueline M. Mang died February 3, 2014, and title vested in Herman J. Mang as surviving tenant by the entirety. The said Herman J. Mang died July 31, 2015. The Grantor herein executes this instrument as Successor Trustee of The Herman J. Mang and Jacqueline M. Mang Joint Revocable Living Trust U/A/D March 27, 2000, and Amended November 27, 2007.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1268 School Lane, Nashville, TN 37217

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 hand this 29th day of December, 2015.

The Herman J. Mang and Jacqueline M. Mang Joint Revocable Living Trust Dated March 27, 2000, and Amended November 27, 2007

Brian K. Mang Successor Trustee
By: Brian K. Mang, Successor Trustee

BILL GARRETT, Davidson County
Trans:T20150110143 DEEDWARR
Recvd: 12/30/15 14:48 2 pgs
Fees:13.00 Taxes:370.00
20151230-0131231

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 Brian K. Mang, Trustee of The Herman J. Mang and Jacqueline M. Mang Joint Revocable Living Trust U/A/D March 27, 2000, and Amended November 27, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Successor Trustee of The Herman J. Mang and Jacqueline M. Mang Joint Revocable Living Trust U/A/D March 27, 2000, and Amended November 27, 2007, and as such Successor Trustee, he is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2015.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.