THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20170008972 DEEDWARR
Recvd: 01/31/17 10:54 4 pgs
Fees:23.00 Taxes:869.50

20170131-0010147

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2017.

Notary Public

MY COMMISSION EXPIRES: 09-27-20

(AFFIX SEAL)

LINDA MEEKER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-27-2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Potter Brothers Construction, LLC	NEW OWNER	MAP
5412 California Avenue	7003 Old Clarksville Pike	PARCEL 091-02-0-307.00
Nashville, TN 37209-1411	Joelton, TN 37080	
(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, **The Estate of Betty Joanne Mangrum, Lori Jean Mangrum and spouse, Dustin Mangrum, Sr. and Brannon Wade Mangrum, married and Trey Lee Mangrum, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Potter Brothers Construction LLC, a Tennessee Limited Liability Company**

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 the Westerly six feet of Lot No. 1313, all of Lot No. 1315 and the Easterly sixteen feet of Lot No. 1317, of Block 49 on the Plan of No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 1313, all Lot No. 1315 and part of Lot No. 1317, front together 47 feet on the Northerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. E. Mangrum and wife Betty J. Mangrum by Warranty deed from Nina R. Bringe, individually and unmarried of record in Book 9325, page 12, Register's Office for Davidson County, Tennessee, dated April 26, 1994 and recorded on April 28, 1994.

Being the same property conveyed to Brannon W. Mangrum and Stephanie Mangrum, Dustin Mangrum, Sr. and spouse, Lori Jean Mangrum by Quitclaim deed from Betty J. Mangrum of record in Instrument No. 20160226-0018602 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 26, 2016.

Being the same property conveyed to Lori Jean Mangrum and spouse, Dustin Mangrum, Sr., and Betty J. Mangrum, as joint tenancy with right of survivorship by Quitclaim deed from Brannon Mangrum, married Lori Jean Mangrum and Dustin Mangrum, Sr. of record in Instrument No. 20160707-0069703 Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 07, 2016. The said Betty J. Mangrum having since died on September 16, 2016. The undersigned Brannon Wade Mangrum and Trey Lee Mangrum heirs of The Estate of Betty Joanne Mangrum join in this conveyance to convey any and all interest they may have in the subject property. Further, without limitation as a Grantor herein Dustin Mangrum, Sr. also conveys any additional interest he may have as heir of the Estate of Berry Joanne Mangrum. Stephanie Mangrum and Ashley Mangrum join in this conveyance to convey any and all marital interest they may have in the subject property.

Being also known as 5412 California Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5412 California Avenue, Nashville, TN 37209-1411.**

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 the 25 day of January, 2017.

Lori Jean Mangrum
Lori Jean Mangrum

Dustin Mangrum Sr.
Dustin Mangrum, Sr.

Brannon Wade Mangrum
Brannon Wade Mangrum

Stephanie Mangrum
Stephanie Mangrum

Trey Lee Mangrum
Trey Lee Mangrum

Ashley Mangrum
Ashley Mangrum

Estate of Betty Joanne Mangrum

By: Lori Jean Mangrum, Administrator
Lori Jean Mangrum, Administrator

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 **Lori Jean Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Dustin Mangrum, Sr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2017.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 **Brannon Wade Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Trey Lee Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Lori Jean Mangrum, Administrator of the Estate of Betty Joanne Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25 day of January, 2017.

My Commission expires: March 3, 2020

Notary Public

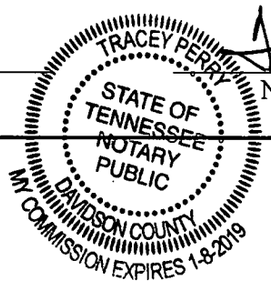
R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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 **Stephanie Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of January, 2017.

My Commission expires: 1-8-19



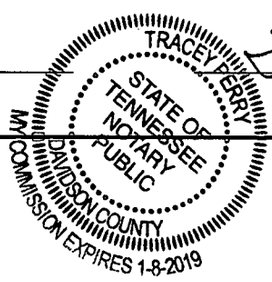
Tracey Perry
Notary Public

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 **Ashley Mangrum** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of January, 2017.

My Commission expires: 1-8-19



Tracey Perry
Notary Public