BILL GARRETT, Davidson County
Trans:T20170035781 DEEDWARRSP
Recvd: 04/27/17 15:35 6 pgs
Fees:32.00 Taxes:0.00
20170427-0041661

THIS INSTRUMENT PREPARED BY: BOX 10-B
COHEN & COHEN, ATTORNEYS AT LAW
4908 CHARLOTTE AVENUE
NASHVILLE, TN 37209

NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(G).

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
MELISSA L. HANEY	-SAME-	091-09-0075 & 091-09-0055
5324 HYDES FERRY PIKE		091-09-0072 & 91-09-117.00
NASHVILLE, TN 37218		091-09-0074

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, **Monica N. Slater, (f/k/a Monica N. Mann) Melissa L. Haney, (f/k/a Melissa L. Mann) Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann) and Mitchell G. Mann**, as successor Co-Trustees of the **Billy G. Mann & Nancye Lee Mann Family Trust** created by Declaration of Trust dated **June 26, 2007** (collectively referred to herein as "Grantors"), do hereby grant, transfer, and convey unto **MELISSA L. HANEY,** (herein referred to as "Grantee"), her heirs and/or assigns, all of Grantor's right, title and interest in a certain tract or parcel of land in the State of Tennessee, Davidson County, and described as follows, to wit:

(See **Exhibit "A"** attached hereto and incorporated herein by reference.)

This is improved property otherwise known as 6013, 6015, 6203, 6017 and 5905 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever. Grantors covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantors further covenant and binds themselves and thier successors, and legal representatives to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons claiming under the Grantors. 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 our hands this 22nd day of April, 2017.

BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST

By: Monica N. Slater
Name: Monica N. Slater co-trustee
Title: Co-Trustee

By: [signature]
Name: Melissa L. Haney co-trustee
Title: Co-Trustee

By: Margarett M. Kimble
Name: Margarett M. Kimble co-trustee
Title: Co-Trustee

By: [signature] co-trustee
Name: Mitchell G. Mann
Title: Co-Trustee

****

AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO T.C.A. SECTION 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO T.C.A. SECTION 67-4-409(a)(3)(G).}

[signature]
Affiant

Lee A. Cohen
Notary Public
Commission Expires: 11/5/2018

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Monica N. Slater**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be a Co-Trustee of the **Billy G. Mann & Nancye Lee Mann Family Trust** and that she, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Billy G. Mann & Nancye Lee Mann Family Trust**.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd of April, 2017.

Lee A. Cohen
Notary Public

11/5/2018
My Commission Expires

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Melissa L. Haney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be a Co-Trustee of the **Billy G. Mann & Nancye Lee Mann Family Trust** and that she, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Billy G. Mann & Nancye Lee Mann Family Trust**.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd of April, 2017.

Lee A. Cohen
Notary Public

11/5/2018
My Commission Expires

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Margarett M. Kimble**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be a Co-Trustee of the **Billy G. Mann & Nancye Lee Mann Family Trust** and that she, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Billy G. Mann & Nancye Lee Mann Family Trust**.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd of April, 2017.

Lee A. Cohen
Notary Public

11/5/2018
My Commission Expires

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Mitchell G. Mann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a Co-Trustee of the **Billy G. Mann & Nancye Lee Mann Family Trust** and that he, as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Billy G. Mann & Nancye Lee Mann Family Trust**.

WITNESS my hand and official seal at Nashville Tennessee this 27nd of April, 2017.

11/5/2018
My Commission Expires

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

EXHIBIT "A"

TRACT 1:
6013 ROBERTSON AVENUE MAP & PARCEL 091-09-0-075

Being the westerly 65 feet of the easterly 70 feet of Lot No. 11 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot No.11 fronts 65 feet on the southerly side of Robertson Road and runs back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST, DATED JUNE 26, 2007,** by Quitclaim Deed dated March 27, 2008, of record in Instrument No. 20080331-0032086, Register's Office for Davidson County, Tennessee.

TRACT 2:
6015 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP & PARCEL 091-09-0-074

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly 30 feet of Lot No. 11 and the easterly 40 feet of Lot No. 12 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19 and 20 in B.F.Cockrill's Land, as of record in Book 421, Page 63, Register's Office for said County.

Said parts of said Lots No. 11 and 12 front together 70 feet on the southerly side of Robertson Street and run back 217.8 feet between parallel lines, to a dead line.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST, DATED JUNE 26, 2007,** by Quitclaim Deed dated August 28, 2007, of record in Instrument No. 20080109-0002634, Register's Office for Davidson County, Tennessee.

TRACT 3:
6203 ROBERTSON AVENUE MAP & PARCEL 091-09-0-055

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 24 on the Map of T.M. Nall's Subdivision of Lots 18, 19, and 20, of B.F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST, DATED JUNE 26, 2007,** by Quitclaim Deed dated August 28, 2007, of record in Instrument No. 20080109-0002637, Register's Office for Davidson County, Tennessee.

TRACT 4:
6017 ROBERTSON AVENUE MAP & PARCEL 091-09-0-072

Being the northwesterly part of Lot No. 12 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 the B.F. Cockrill Farm, as of record in Book 421, Page 63, said Register's Office.

Said part of said Lot fronts 60 feet on the southerly side of Robertson Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST, DATED JUNE 26, 2007,** by Quitclaim Deed dated August 28, 2007, of record in Instrument No. 20080109-0002639, Register's Office for Davidson County, Tennessee.

TRACT 5:
5905 ROBERTSON AVENUE MAP& PARCEL 091-09-0-117

Land in Davidson County, Tennessee being part of Lot No. 2 on the Map of T. M. Nall's Subdivision of the B. F. Cockrill Lands, of record in Book 421, page 63, Register's Office for said County, as follows:

Beginning at a point in the south margin of Robertson Street, 105 feet west of the westerly margin of Elaine Street; at the northwest corner of the property conveyed to W. L. Bates and wife, by deed of record in Book 1515, page 95, Register's Office for said County; said point likewise being the common corner of Lots Nos. 1 and 2 of said Subdivision; thence along Bates' west line between Lots Nos. 1 and 2 on the north line of the property conveyed to D. C. Ford and wife, by deeds of record in Book 1385, page 282, and in Book 1473, page 616, said Register's Office; thence along Ford's north line, westerly 41 feet to Ford's northwest corner; thence with his west line, southerly 16.5 feet to a point; thence westerly 18 feet to the southeast corner of the property conveyed to W. C. Threet and wife, by deed of record in Book 1585, page 139, said Register's Office; thence along Threet's east line northerly 213 feet more or less to the south margin of Robertson Street; thence with the margin of the same, easterly 56 feet to the point of beginning.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST, DATED JUNE 26, 2007,** by Quitclaim Deed dated August 28, 2007, of record in Instrument No. 20080109-0002631, Register's Office for Davidson County, Tennessee.