BILL GARRETT, Davidson County
Trans:T20170035781 DEEDWARRSP
Recvd: 04/27/17 15:36 6 pgs
Fees:32.00 Taxes:0.00
20170427-0041662

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.:
MONICA N. SLATER	-SAME-	091-09-0076 & 091-10-78.00
6009 ROBERTSON ROAD		091-10-179 & 091-10-069.00
NASHVILLE, TN 37209		

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 **MONICA N. SLATER,** (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 6011, 5704, and 5706 Robertson Avenue(s) and 5513 Rome 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 bind themselves and their 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: Melissa L. Haney
Name: Melissa L. Haney Co-Trustee
Title: Co-Trustee

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

By: Mitchell G. Mann
Name: Mitchell G. Mann Co-Trustee
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).}

Monica N. Slater
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 22nd of April, 2017.

Lee A. Cohen
Notary Public

11/5/2018
My Commission Expires

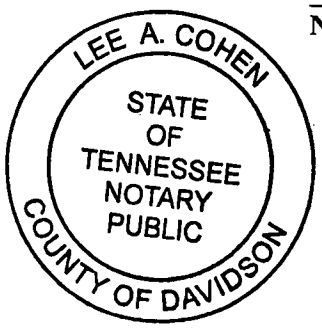


EXHIBIT "A"

TRACT 1:
6011 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-09-0-076

Land in Davidson County, Tennessee, being the Westerly 55 feet of Lot No. 10 and the Easterly 5 feet of Lot No. 11 on the Plat of T.M. Nall's Subdivision of Lots No. 18, 19, and 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for said County.

Said parts of Lots Nos. 10 and 11 front together 60 feet on the Southerly side of Robertson Street and run 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 August 28, 2007, of record in Instrument No. 20080109-0002632, Register's Office for Davidson County, Tennessee.

TRACT 2:
5704 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-10-0-178

Land in Davidson County, Tennessee, being parts of Lots 41 and 42 on the Plan of B. F. Cockrill Farms, of record in Book 161, pages 134 and 135, said Register's Office, described as follows:

Beginning at a point in the center line of Robertson Avenue 316 feet east of the southwest corner of Lot No. 41; thence northerly parallel to the line between Lots 41 and 42, 175 feet to an alley; thence with the margin of said alley, easterly 50 feet to a point; thence southerly 175 feet to the center line of Robertson Avenue; thence with the center line of the same westerly 50 feet to the 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. 20080109-0002633, Register's Office for Davidson County, Tennessee.

TRACT 3:
5706 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-10-0-179

Being part of Lot 41 on the Map of Subdivision of the B. F. Cockrill Farm, as of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Robertson Avenue 266 feet easterly from the corner of Lots Nos. 40 and 41; thence with the center of said Avenue, eastwardly 50 feet; thence northwardly and parallel with the line between Lots Nos. 40 and 41, 175 feet to the southerly margin of a 12-foot alley; thence with said alley, westwardly 50 feet; thence southwardly 175 feet to the beginning.

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

TRACT 4:
5513 ROME 6011 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-09-0-069

Being Lot No. 90 on the Plan of Urbandale, Section1, as of record in Book 1835, Page 45, Register's Office for said County, described as follows:

Beginning on the westerly margin of Hite Street at the corner of Lots Nos. 89 and 90; thence with the line between said two lots westwardly 96 feet to the corner of Lots Nos. 89, 90 and 91; thence with the line between Lots Nos. 90 and 91 northwardly 74.9 feet to the southerly margin of Rome Avenue; thence with the said Avenue eastwardly 76 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southeastwardly 32.42 feet to the westerly margin of Hite Street; thence with said Street southwardly 54.9 feet to the beginning.

Being the same property conveyed to **BILLY G. MANN, TRUSTEE, UDT, BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST,** by Quitclaim Deed dated November 17, 2010, of record in Instrument No. 20080109-0002633, Register's Office for Davidson County, Tennessee.