BILL GARRETT, Davidson County
Trans:T20170035781 DEEDWARRSP
Recvd: 04/27/17 15:36 5 pgs
Fees:27.00 Taxes:0.00
20170427-0041663

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:
MITCHELL G. MANN
3105 LAKE SUZANNE DRIVE
CANTONMENT, FLORIDA 32533

SEND TAX NOTICES:
-SAME-

MAP-PARCEL NOS.:
091-09-250 & 091-09-198

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 **MITCHELL G. MANN,** (herein referred to as "Grantee"), his 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 545 Stevenson Street, Nashville, TN 37209 and 6368 Alamo Place, 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, his 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, his 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).}

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

[signature]
Affiant
Lee A. Cohen
Notary Public
Commission Expires: 11/5/2018

****

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 22 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

10/5/2018
My Commission Expires

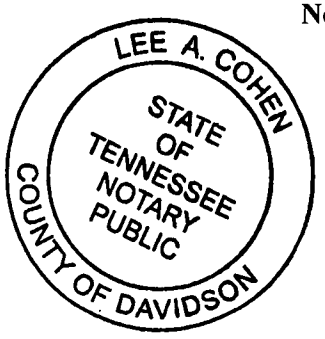


EXHIBIT "A"

TRACT 1:
545 STEVENSON STREET, NASHVILLE, TN 37209 MAP & PARCEL 091-09-0-250

Land in Davidson County, Tennessee being Lot No. 11 on the Plan of Corlew Subdivison, as of record in Book 3842, page 165, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the westerly side of Stevenson Street and extends back 210.32 feet on the northerly line and 210.32 feet on the southerly line to a dead line, measuring 50 feet thereon.

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. 20080109-0002642, Register's Office for Davidson County, Tennessee.

TRACT 2
6368 ALAMO PLACE , NASHVILLE, TN 37209 MAP & PARCEL 091-09-0-198

Land in Davidson County, Tennessee, being Lot No. 5, Block "C", on the Plan of Croleywood Subdivision, Section II, of record in Book 1130, page 100, Register's Office for said County.

Said Lot No. 5 fronts 60.0 feet on the northerly margin of Alamo Place and extends back 151.6 feet on the easterly line and 151.19 feet on the westerly line to a dead line in the rear, measuring 60.0 feet thereon.

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.20080109-0002638, Register's Office for Davidson County, Tennessee.