BILL GARRETT, Davidson County
Trans:T20170035781 DEEDWARRSP
Recvd: 04/27/17 15:37 6 pgs
Fees:32.00 Taxes:0.00
20170427-0041664

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:
MARGARETT M. KIMBLE
509 SNYDER AVENUE
NASHVILLE, TN 37209

SEND TAX NOTICES:
-SAME-

MAP-PARCEL NOS.:
091-09-030 & 091-10-177
091-09-116 & 091-14-019

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 **MARGARETT M. KIMBLE,** (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 6018, 5702, and 5907 A&B Roberston Avenue, and 509 Snyder 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 heirs and assigns 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 22 day of April, 2017.

BILLY G. MANN & NANCYE LEE MANN FAMILY TRUST

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

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

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

By: Mitchell G. Mann 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).}

Margarett M. Kimble
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 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, **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:
6018 ROBERTSON ROAD, NASHVILLE, TN 37209 091-090-0-030.00

Being Lot No. 3 and the easterly two feet of Lot No. 4, on the Plan of Resubdivision of Westover, of record in Book 421, Page 25, in the Register's Office for said County and State.

Said Lot No. 3, and part of Lot No. 4, fronts 102 feet on the Northerly margin of Robertson Avenue and extends back between parallel lines 200 feet to a dead line, measuring 102 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. 20080109-0002640, Register's Office for Davidson County, Tennessee.

TRACT 2
5702 ROBERTSON ROAD, NASHVILLE, TN 37209 MAP 091-10-0-177

Being part of Lot No. 42 on the Map of the Subdivision of the B.F. Cockrill Farm, as of record in Book 161, pages 134 and 135, Register's Office for said County, described as follows:

Beginning in the center of Robertson Avenue 16 feet east of the corner of Lots 41 and 42; thence northerly parallel to the line between said Lots 175 feet to the south margin of a 12-foot alley called for in the deed in Book 371, page 561 said Register's Office; 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 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 March 27, 2008, of record in Instrument No. 20080331-0032086, Register's Office for Davidson County, Tennessee.

TRACT 3
5907A & B ROBERTSON AVENUE, NASHVILLE, TN 37209 MAP 091-09-0-116

Land in Davidson County, Tennessee being parts of Lot Nos. 2 and 3 and parts of Lots Nos. 50 and 51 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.

Beginning at a point in the south margin of Robertson Street, 1.5 feet west of the corner of Lots Nos. 2 and 3, being the northeast corner of the property conveyed to Martin O. Burns, and wife, of record in Book 1554, page 427, Register's Office for said County; thence with Burns' east line southerly 217..8 feet to a point; thence easterly 44 feet to a point; thence northerly 213 feet more or less to the south margin of said street; thence with the margin of the same, westerly 48.5 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. 20080109-0002641, Register's Office for Davidson County, Tennessee.

TRACT 4:
509 SNYDER AVENUE, NASHVILLE, TN 37209 MAP & PARCEL 091-14-0-019.00

Land in Davidson County, Tennessee, being the northerly part of Lot No. 190 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the westerly margin of Foster Street, formerly Holman Street, at the northeast corner of Lot No. 190; thence with the northerly line of Lot No. 190, being the northerly line of said Subdivision, westwardly 328 feet to a point in the easterly margin of a 12-foot alley; thence with the margin of the same southerly 93 feet to the northwest corner of the property conveyed to I. E. Wilson and wife, by deed from Bon Smith and wife, of record in Book 1558, page 450, Register's Office for said County; thence along Smith's northerly line 295 feet, more or less, to the westerly margin of Foster Street; thence with the margin of the same, northerly 55 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 March 27, 2008, of record in Instrument No. 20080331-0032087, Register's Office for Davidson County, Tennessee.