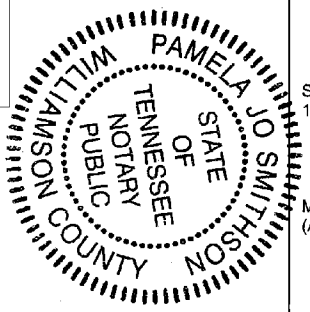
Karen Johnson Davidson County
Batch# 232116 DEEDWARR
05/20/2019 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190520-0047208

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-020258

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Meridian Construction Company LLC	NEW OWNER	
(NAME)	(NAME)	091-05-0-046.00 and 091-05-0-040.00
224 Marcia Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RHONDA J. WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY LIVING TRUST DATED SEPTEMBER 26, 2007, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERIDIAN CONSTRUCTION COMPANY LLC, 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:

Parcel A:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision Lot 7, B.F. Cockrill Farm of record in Plat Book 4885, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel B:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Moss Wood Subdivision of record in Plat Book 2663, Page 102, 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 Lot No. 53 fronts 50 feet on th Westerly side of Ries avenue and runs back between parallel lines 140 feet to a dead line

Parcel A

Being the same property conveyed to Thomas F. Mangrum, Trustee of the Mangrum Family Revocable Living Trust u/a/d September 26, 2007 by Warranty deed from Bansa Vetvong of record in Instrument No. 20130220-0016614 Register's Office for Davidson County, Tennessee, dated February 14, 2013 and recorded on February 20, 2013. Thomas F. Mangrum having since died on January 23, 2019 leaving Rhonda J. West as the Successor Trustee of the Mangrum Family Revocable Living Trust u/a/d September 26, 2007.

Parcel B

Being the same property conveyed to First American National Bank by Substitute Trustees Deed from Guaranty Title Company of record in Book 10603, page 937, Register's Office for Davidson County, Tennessee, dated September 04, 1997 and recorded on September 10, 1997.

Being the same property conveyed to Mangrum Family Revocable Living Trust u/a/d September 26, 2007, Thomas F. Mangrum and Betty J. Mangrum, Trustors and /or Trustees by Quitclaim deed from Thomas F. Mangrum and Betty J. Mangrum of record in Instrument No. 20080812-0082893 Register's Office for Davidson County, Tennessee, dated April 09, 2008 and recorded on August 12, 2008. Thomas F. Mangrum having since died on January 23, 2019 leaving Rhonda J. West as the Successor Trustee of the Mangrum Family Revocable Living Trust u/a/d September 26, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 613/615 & 705 Ries Avenue, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this the 14th day of May, 2019 .

Rhonda J. West, Successor Trustee of the Mangrum Family Living Trust dated September 26, 2007

BY: Rhonda J West
Rhonda J. West
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of May, 2019, before me personally appeared Rhonda J. West, Trustee of the Rhonda J. West, Successor Trustee of the Mangrum Family Living Trust dated September 26, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of May, 2019.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires