Karen Johnson Davidson County
Batch# 260917 DEEDWARR
07/23/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20190723-0072105

#34874

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L&S DEVELOPMENT, LLC	**SAME**	**091-12-0-021.00**
(NAME) **P. O. BOX 90173**	(NAME) P.O. Box 90173	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RHONDA J. WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L&S DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITYCOMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 113 and 115, Block 64, on the plan of No. 1, Plan of West Nashville, of record in Plat Book Book 57, pages 74 and 75, Register's Office for said County.

Said Lots No. 113 and 115 front together 50 feet on the easterly margin of 45th Avenue North, formerly 4th Street, and extends back between parallel lines 105.5 feet to the westerly margin of a 25 foot alley.

Being the same property conveyed to THOMAS F. MANGRUM AND WIFE, BETTY JEAN MANGRUM, by warranty deed from JOHN J. CLARK, UNMARRIED, of record in Book 7867, page 163, dated June 16, 1989, said Register's Office. Further being the same property conveyed to THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007, THOMAS F. MANGRUM AND BETTY J. MANGRUM, TRUSTORS AND/OR TRUSTEES, by quitclaim deed from THOMAS F. MANGRUM AND WIFE, BETTY J. MANGRUM, of record in Instrument No. 20080812-0082899, dated November 15, 2007, said Register's Office. THOMAS F. MANGRUM AND BETTY J. MANGRUM, TRUSTORS AND/OR TRUSTEES having since died. Pursuant to the Certification of Trust of record in Instrument No. 20190402-0029864, dated April 2, 2019, RHONDA J. WEST is Successor Trustee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 57, Pages 74 and 75 and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **808 45TH AVE. NORTH, NASHVILLE, TN 37209**
(House Number) (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 hand this 19th day of July, 2019.

THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007

Rhonda J. West Successor Trustee

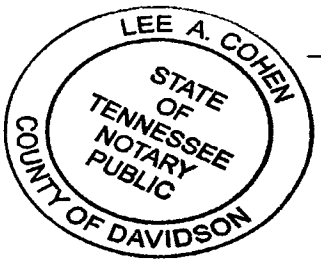
By: Rhonda J. West, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda J. West, Successor Trustee of The Mangrum Family Revocable Living Trust, Dated September 26, 2007,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2019.

My commission expires: **May 2, 2022.**



Lee A. Cohen

Notary Public

True Copy Certification

I, GEORGE E. MUDTER JR., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

