Karen Johnson Davidson County
Batch# 294261 DEEDWARR
10/01/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20191001-0100029

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(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
POTTER BROTHERS CONSTRUCTION, LLC	**SAME**	**Tract I: 091-13-0-285.00** **Tract II: 091-13-0-364.00**
(NAME) **2321 WINFORD AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(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 **POTTER BROTHERS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I: 6001 O'Brien Ave., Nashville, TN 37209

LAND in Davidson County, Tennessee, being No. 37, on the Plan of West Nashville Heights, of record in Plat Book 332, page 127 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 75 feet on the southerly side of Grundy Street and extends back between parallel lines with the westerly margin of Lellyett Avenue 170 feet to an alley.

Being the same property conveyed to THOMAS F. MANGRUM AND WIFE, BETTY MANGRUM, by deed from CHARLES E. DORRIS AND WIFE, REBECCA S. DORRIS, of record in Book 9760, page 77, dated August 11, 1995, said Register's Office. Being further 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 BETTY J. MANGRUM, of record in Instrument No. 20080812-0082895, dated November 15, 2007, said Register's Office.

Tract II: 6003B O'Brien Ave., Nashville, TN 37209

Land being located in Davidson County, Tennessee, being Lot No. 36, on the plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson county, Tennessee.

SAID Lot #36 fronts 50 feet on the southerly side of Grundy Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to THOMAS F. MANGRUM AND WIFE, BETTY MANGRUM, by deed from SARAH MOORE MYERS, of record in Book 10423, page 395, dated April 21, 1997, said Register's Office. Being further 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 BETTY J. MANGRUM, of record in Instrument No. 20080812-0082894, dated November 15, 2007, said Register's Office.

THOMAS F. MANGRUM AND BETTY J. MANGRUM, TRUSTORS AND/OR TRUSTEES having since died. Rhonda J. West is named Successor Trustee Pursuant to the Certification of Trust of record in Instrument No. 20190402-0029864, dated April 2, 2019.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 127 (Tract I and II); Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4014, page 660 (Tract I and II); Grant of Gas Service Line or Fuel Line Easement of record in Book 8760, page 584 (Tract I); 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 **6001 & 6003B O'BRIEN AVE., 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 26 day of September, 2019.

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

Rhonda Juliet West successor trustee

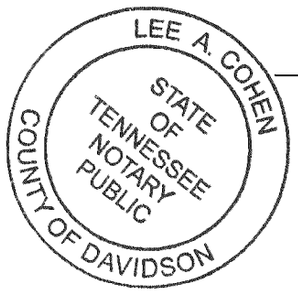
By: Rhonda J. West, Successor Trustee

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 26 day of September, 2019.

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



Lee A. Cohen
Notary Public

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Cortney Kaminski, a notary public for this County and State, Sandra Meeker, 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: _____
Notary' Seal (if on paper)

