(2)

Karen Johnson Davidson County
Batch# 430085 DEEDWARR
07/02/2020 11:58:09 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200702-0071825

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 **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF JUNE, 2020.

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
BLACKACRE DEVELOPMENT COMPANY, LLC		**091-10-0-212.00**
(NAME) **465 HENSLEE DRIVE, UNIT C-1**	(NAME)	
(ADDRESS) **DICKSON, TN 37055-2166**	(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 **BLACKACRE DEVELOPMENT COMPANY, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Block "H" of Holman Heights, of record in Book 6900, Page 453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Thomas F. Mangrum and wife, Betty Jean Mangrum, from Thomas S. Wieck and wife, Mary Ann Wieck, by deed dated June 21, 1993, of record in Book 8988, Page 99, said Register's Office. Further being part of 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, from Thomas F. Mangrum and Betty J. Mangrum, by Quitclaim Deed dated November 15, 2007, of record in Instrument No. 20080812-0082895, said Register's Office. Also 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, from Thomas F. Mangrum and Betty J. Mangrum, by Quitclaim Deed dated November 15, 2007, of record in Instrument No. 20080812-0082898, 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, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 6900, Page 453, 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 **5825 ROBERTSON 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 29 day of June, 2020.

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

Rhonda West Successor Trustee

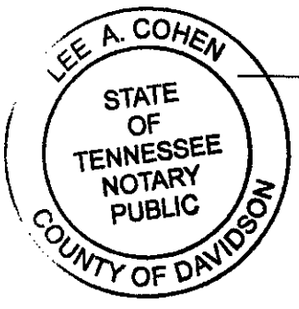
By: Rhonda J. West, Successor Trustee

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 29 day of June, 2020.

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



Lee A. Cohen

Notary Public