Karen Johnson Davidson County
Batch# 524960 DEEDWARR
12/07/2020 08:49:11 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20201207-0141520

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO	**SAME**	**091-09-0-198.00**
(NAME) **1519 EAST ANN ST**	(NAME)	
(ADDRESS) **MONTGOMERY, AL 36107**	(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, **WE, MITCHELL G. MANN AND CARLOTTA DAWN MANN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARK LARIMORE, TRUSTEE OF LARIMORE & LYONS, LLC CASH BALANCE PLAN TWO,** 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. 5, Block "C", on the Plan of Croleywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 5 fronts 60.0 feet on the northerly margin of Alamo Place and extends back 151.6 feet on the easterly line and 151.19 feet on the westerly line to a dead line in the rear, measuring 60.0 feet thereon.

Being part of the same property conveyed to Mitchell G. Mann from Monica N. Slater, (f/k/a Monica N. Mann) Melissa L. Haney, (f/k/a Mellisa L. Mann), Margaret M. Kimble, (f/k/a Margaret 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, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041663, said Register's Office. Further being part of the same property conveyed to Mitchell G. Mann and Carlotta Dawn Mann, husband and wife, by Quitclaim Deed dated August 28, 2017, of record in Instrument No. 20170905-0090823, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 1130, Page 100; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6368 ALAMO PLACE, 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 our hands this 3rd day of December, 2020.

X _____
MITCHELL G. MANN

X _____
CARLOTTA DAWN MANN

STATE OF FLORIDA
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mitchell G. Mann and Carlotta Dawn Mann,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of December, 2020.

My commission expires: 5/18/21

_____
Notary Public

DENISE M TABOR
MY COMMISSION # GG 088167
EXPIRES: May 18, 2021
Bonded Thru Budget Notary Services