THIS INSTRUMENT PREPARED BY:
[illegible]

Mortgagee: Nashville City Bank

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-04-B-17 CO	Douglas A. Brace Third Floor Noel Place Nashville, TN 37219-2196	Douglas A. Brace Third Floor Noel Place Nashville, TN 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated March 14, 1985 in the original principal sum of $500,000.00, payable to Nashville City Bank, in installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Mitchell Development Co., Inc., to John B. Hardcastle, Trustee, as of record in Book 6514, page 725,

BOOK 7199 PAGE 843

JACK W. MITCHELL and wife, CONSTANCE J. MITCHELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLAS A. BRACE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit D-2, Building "D", on the Plan of Buildings D, E and F. Bellevue Office Park, Section II, Condominium Offices, a Horizontal Property Regime established by Master Deed of record in Book 6040, page 701, as amendedin Book 6147, page 689 and Supplementary Master Deed and Declaration of Horizontal Property Regime as of record in Book 6641, page 171, together with the undivided percentage interest in the common elements appurtenant to said unit and as set forth in said Master Deed. Reference is hereby made to the plat of Buildings D, E and F. Bellevue Office Park, Section II, as of record in Book 6250, page 680 for a more complete identification and description of said unit.

Being part of the property conveyed to Jack W. Mitchell and wife, Constance J. Mitchell, by Quitclaim deed from Mitchell Development Co., Inc., a Tennessee corporation, as of record in Book 6801, page 842.

This conveyance is made subject to the provisions of the Tennessee Property Act, as the same is set out in Section 64-2701, et seq., as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed establishing a Horizontal Property Regime as of record in Book 6040, page 701, as amended in Book 6147, page 689 and the By-Laws contained as Exhibit "A" in said Master Deed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 9th day of April, 1987.

Jack W. Mitchell

Constance J. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF COLORADO
COUNTY OF Fremont

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Jack W. Mitchell and wife, Constance J. Mitchell

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Canon City, Co. 81212, this, the 2nd day of April, 1987.

Alice M. Jurgensen, Notary Public
532 Main Street
Canon City, CO 81212

My commission expires: March 27, 1988

Alice M. Jurgensen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER, IS

$ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF April, 1987

MY COMMISSION EXPIRES 3/11/90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JACK W. MITCHELL AND WIFE

TO

DOUGLAS A. BRACE

13850

IDENTIFICATION REFERENCE

Apr 10 3 10 PM '87

LEW D. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

Return To: Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Fremont

Before me, Alice M Jurgensen, a Notary Public in and for the State and County aforesaid, personally appeared Jack W. Mitchell and Constance J Mitchell, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at Canon City, Colorado, ~~Tennessee~~, this, the 2nd day of April, 1987.

My commission expires: March 27, 1988

Alice M Jurgensen
Notary Public

844

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7199 PAGE 845

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

138.50

IDENTIFICATION REFERENCE

APR 10 3 10 PM

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 68166