WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/02 09:37 2pgs
Fees:13.00 Taxes:925.00

20020409-0043236

N-AHF-02-4701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Sara D. Mitchell
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2002.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-28-2002

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. Judd Mitchell	ABN AMRO Mortgage Group, Inc.	
4701 Belmont Park Terrace (ADDRESS)	2600 W. Big Beaver Road (NAME) (ADDRESS)	131-15-11
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Troy, Michigan 48084 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BANFORD R. MITCHELL AND RITTA W. MITCHELL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto A. JUDD MITCHELL AND SARA D. MITCHELL, HUSBAND AND WIFE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Near the city of Nashville, Being Lot No. 6 on the Plan of Harpeth Acres, Section 5, as of record in Book 2330, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 150.13 feet on the northwesterly side of Belmont Park Terrace and extends back 254 feet on the northeasterly line and 245 feet on the southwesterly line to a dead line, measuring 230 feet thereon.

And being the same property conveyed to Banford R. Mitchell and Ritta W. Mitchell by Deed dated 01-03-1973, filed for record on 01-18-1973 in Book 4673, page 199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4701 Belmont Park Terrace, Nashville, Tennessee 37215
(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/our hand(s) this 29th day of March, 2002.

Banford R. Mitchell
Banford R. Mitchell

Ritta W. Mitchell
Ritta W. Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Banford R. Mitchell and Ritta W. Mitchell, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2002.

My Commission Expires:

9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 29th day of March, 2002.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138