WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tenita L. Mitchell	SAME	105-03-279.00
(NAME)	(NAME)	
1262 2nd Ave. S	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Tamaylia R. Samms Dow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tenita L. Mitchell and husband, Thomas S. Mitchell**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 11, on the Plan of re-subdivision of the D.F. Wilkins Property which appears of record in Book 421, page 148, Register's Office for said County, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Tamaylia R. Samms Dow by Deed from R & P Enterprises, LLC, dated 2/23/99, of record in Book 11363, page 954, Register's Office for Davidson County, Tennessee. Tamaylia R. Samms Dow AKA Tamaylia R. Samms and Frank Theo Dow AKA Frank T. Dow.

unimproved ☐
This is improved ☒ property, known as 1262 2nd Ave. S, Nashville, TN 37210
(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/my hands this 12/31/02.

Davidson County DEEDWARR
Recvd: 01/16/03 10:37 2pgs
Fees:13.00 Taxes:306.73
20030116-0007011

Tamaylia R Samms Dow by Robert C Sims POA
Tamaylia R. Samms Dow

Frank Theo Dow by Robert C Sims POA
Frank Theo Dow

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Robert C Sims POA the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 12/31/02

Commission expires:
5/20/06

NOTARY PUBLIC AT LARGE

Notary Public

State of Tennessee

County of Davidson

Personally appeared before ~~me~~, the undersigned Notary Public in and for said County and State, the ~~with~~ named Robert O. Simms as Power of Attorney for Tamaylia R Sims Dan and Frank Theo Dan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the ~~with~~ instrument for the purposes therein, contained and who further acknowledged that Robert O. Simms is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

31st Witness my hand and official seal at Davidson County, Tennessee, this the day of December, 2007.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commision Expires:
5/20/10