WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/30/04 15:21 2pgs
Fees:13.00 Taxes:370.00

20040830-0104771

A M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Robert D Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2004.

Angela M Lake
Notary Public

MY COMMISSION EXPIRES: January 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Mitchell	**First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans**	**119-16-89119-16-56**
(NAME)	(NAME)	
939 Drummond Drive	**P.O. Box 146**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Memphis, TN 38101**	
(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, **Marjorie Fooshee Harris, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert D. Mitchell, a single man**, 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 Lots No. **1 & 2** on the Plan of **the re-subdivision of Lot 24, Section 3, Battlewood,** of record in Plat Book **3842**, Page **226**, Register's Office for said County.

Said Lot now 1 & 2 front together 141.25 feet on the westerly margin of Drummond Drive and extend back 162.57 feet on the northerly line and 137.54 on the southerly line to a dead line in the rear, measuring 124.48 feet thereon.

Together with a perpetual non-exclusive easement for driveway purposes appurtenant to said Lots 1 & 2 over and across so much of Lot 3 of said re-subdivision as is now being used for driveway purposes as shown on that certain survey made by John B. Kohl, III dated January 23, 1976, Job No. W2-9279-D, a copy of which is attached hereto and made part hereof by such reference thereto.

Being the same property conveyed to **Marjorie Fooshee Harris, a single woman** by deed of record in Book 5131, Page 160, and Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **939 Drummond Drive, Nashville, TN 37211**

(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 **27th day of August, 2004**.

Marjorie Fooshee Harris

Marjorie Fooshee Harris

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 Marjorie Fooshee Harris 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 Antioch, Tennessee, this 27th day of August 2004.

Commission expires: 1-25-2006

Angela M. Lake

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.