WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/21/07
(AFFIX SEAL)

KAREN C. ASPLI
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 10/11/04 11:37 2pgs
Fees:13.00 Taxes:180.93

20041011-0122511

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-4288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra E. Marlin	Sandra E. Marlin	094-01-0-214.00
(NAME)	(NAME)	
723 South 13th Street	723 South 13th Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN 37206	
(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, Olan B. Mitchell and wife, Mary B. Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra E. Marlin* and Steve Osborne Jr.,** joint tenants w/right of * 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:

*survivorship **both married

Land in Davidson County, Tennessee, being Lot no. 149 on the Map of Payne Blakemore and Cummings Addition to Nashville of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olan B. Mitchell and wife, Mary B. Mitchell by Warranty Deed from Luther Carol Tanley and Rick C. Tanley, dated December 21, 1988, of record in Book 7734, page 628, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 723 South 13th Street, Nashville, TN 37206
(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 30th day of September, 2004.

Olan B. Mitchell by Atty in fact

Mary B. Mitchell by Atty in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared George Mitchell, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Olan B Mitchell and Mary B Mitchell, and acknowledged that he/she execute the same by Power of Attorney of record as Instrument Nos 20041005011971 1 & 20041005011972 1 as the free act and deed of said Olan B Mitchell and Mary B Mitchell. Witness my hand and Notarial Seal this 30th day of September, 2004.

Notary Public

My Commission Expires: 7-21-07

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027