Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF 11/10/04

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 9-16-07

(AFFIX SEAL)

KEVIN STEINIKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 11/12/04 11:07 2pgs
Fees:13.00 Taxes:262.70

20041112-0136185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Brindley	Wilson Bank & Trust	Map 108
(NAME) 915 Patio Drive	(NAME) 623 West Main Street	Group 03-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, Tennessee 37087	Parcel 049
(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, Jimmy Roy Mitchell and wife, Nancy Mitchell and Justin Roy Mitchell, unmarried , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Brindley, unmarried , 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:

BEING UNIT NO. 49, Patio Villa, Phase Two, Section Three, Condominium Site Plan , as shown by plat of record in Plat Book 5200, page 495, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jimmy Roy Mitchell, married and Justin Roy Mitchell, unmarried by deed from Edward J. Morin of record in Instrument # 20010904-0095658 AND FILED FOR RECORD ON SEPTEMBER 4, 2001, Register's Office for said County.

Nancy Mitchell joins in this conveyance to convey any and all rights she may have in this property.

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

By-Laws as shown of record in Book 5970, Page 861 and Book 6406, Page 799, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6031, Page 493, Register's Office for said County.

Master Deed of record in Book 5970, Page 829 and Book 6014, Page 978, Register's Office for said County.

Rules and Regulations as shown of record in Book 7266, Page 827, Register's Office for said County.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 915 Patio Drive, Nashville, TN 37214

(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.

Jimmy Roy Mitchell

Nancy Mitchell

Justin Roy Mitchell

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jimmy Roy Mitchell and wife, Nancy Mitchell and Justin Roy Mitchell, single the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this

My Commission Expires: 6-9-07

Notary Public

File Number2410310
RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122

