WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/05 10:44 2 pgs
Fees:13.00 Taxes:1220.63
20050617-0069391

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2005.

[signature] Notary Public

MY COMMISSION EXPIRES: 2-10-08 (AFFIX SEAL)

LARRY D. CHEATHAM NOTARY PUBLIC AT LARGE COUNTY, TENN.

My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory D. Overby	American Home Mortgage	Map 105-13-0/Parcel 266.00
(NAME)	(NAME)	
PO Box 128037	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37212	Columbia, MD 21046-2132	
(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, **Rendrick Mitchell and wife, Andrea Mitchell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory D. Overby, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the easterly 50 feet of Lot No. 82 on the Plan of Waverly Place, of record in Plat Book 57, page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said part of Lot No. 82 fronts 50 feet on the northerly side of (South) Douglas Avenue and runs back between parallel lines 263.8 feet on the easterly line and 265.2 feet, more or less, on the westerly line and 265.2 feet, more or less on the westerly line, to an alley.

Being the same property conveyed to Rendrick Mitchell and spouse, Andrea Mitchell by deed of record in Instrument No. 20010130-0009195, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 938 S. Douglas Avenue, Nashville, TN 37204
(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 16th day of June, 2005.

[signature]
Rendrick Mitchell

[signature]
Andrea Mitchell

STATE OF TENNESSEE

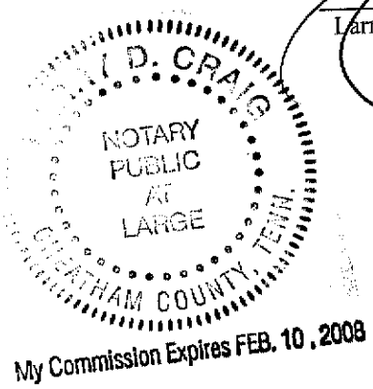
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rendrick Mitchell and Andrea Mitchell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of June, 2006.

Commission expires: February 10, 2008

Larry D. Craig — Notary Public



My Commission Expires FEB. 10, 2008