WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/05 14:10 2 pgs
Fees:13.00 Taxes:2571.87
20050719-0083886



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,101.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett J. Mitchell II	Wells Fargo Home Mortgage	p/o Map 131-05
(NAME)	(NAME)	
3539 Trimble Road	XXXX PO Box 10304	p/o Parcel 11.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	XXXX XXXXXXXXDes Moines, IA	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

50306

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, **CG PROPERTIES, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **EVERETT J. MITCHELL II,** 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 Unit A of Trimble Place Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Trimble Place Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050713-0081248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Trimble Place Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050713-0081248, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to CG Properties, LLC, by Warranty Deed from Roy H. Chockley and wife, Sherri T. Chockley, dated January 3, 2005, of record in Instrument No. 20050105-0001772, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Plan of record in Book 2133, pages 10 and 11, said Register's Office; and (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050713-0081248, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3539 Trimble Road, Nashville, TN 37215

(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 hand this 15th day of July, 2005.

CG Properties, LLC

By J. Conrad Camp
J. Conrad Camp, Managing Member

L. Edward Gaw, Jr., Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared J. Conrad Camp and L. Edward Gaw, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managing Members of CG Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Managing Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as Managing Members.

Witness my hand and official seal at Nashville, Tennessee this 15th day of July, 2005.

Commission expires:



Notary Public