WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/03/06 14:47 2 pgs
Fees:13.00 Taxes:629.00

20060103-0000688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Fry	David W. Fry	135-14A 170.00
(NAME)	(NAME)	
1272 St. Helena Ave.	1272 St. Helena Ave.	
(ADDRESS)	(ADDRESS)	
Chula Vista, CA 91913	Chula Vista, CA 91913	
(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, Cass Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Fry, a single person, 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 LOT NO. 170, ON THE PLAN OF PINNACLE POINT SUBDIVISION, PHASE IV, OF RECORD IN PLAT BOOK 6900, PAGE 524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CASS M. MITCHELL, AN UNMARRIED MAN BY WARRANTY DEED FROM MARK W. KIBBLE AND WIFE, SHERRIE D. KIBBLE, RECORDED ON THE 8TH DAY OF APRIL, 1996 IN DEED BOOK 10007, PAGE 459 RE-RECORDED IN BOOK 10043, PAGE 166, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 933 Blue Mountain Lane, Antioch, TN 37013

(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 5th day of December, 2005.

Cass Mitchell

STATE OF GEORGIA

COUNTY OF FULTON

NOTARY AFFIDAVIT

State of Georgia, County of Gwinnett }SS:

On December 8, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared

_____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

Signature Anita M. Faulkner

Printed name: Anita M. Faulkner

My commission expires: _____

ANITA M FAULKNER
Notary Public, Gwinnett County, Georgia
My Commission Expires December 27, 2005

ANITA M. FAULKNER NOTARY PUBLIC GWINNETT GA