WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,497.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip R. Mitchell	same as new owner	136-10A-38
(NAME)	(NAME)	
2844 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Eloise Hammond-Hamontree and Gary Lee Hamontree, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip R. Mitchell and Elizabeth A. Mitchell, Husband and Wife, 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. 57, Unit 57, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Eloise Hammond, by Deed, dated July 26, 1991, from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., as of record in Book 8409, Page 554, Register's Office for Davidson County, Tennessee.

Gary Lee Hamontree joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Gary Lee Hamontree by Eloise Hammond-Hamontree as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060731-0092700, in the Register's Office for Davidson County, Tennessee.

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

Davidson County DEEDWARR
Recvd: 07/31/06 14:54 2 pgs
Fees:13.00 Taxes:305.24

20060731-0092701

unimproved ☐

This is improved ☒ property, known as 2844 Lake Forest Drive, Nashville, TN 37217

(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 18 day of July, 2006.

Eloise Hammond-Hamontree

Gary Lee Hamontree
By: Eloise Hammond-Hamontree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2006.

Commission expires: November 14, 2009

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of July, 2006 before me personally appeared Eloise Hammond-Hamontree, the person who executed the foregoing instrument on behalf of Gary Lee Hamontree, and acknowledged that she executed the same as the free act and deed of the said Gary Lee Hamontree, through Power of Attorney granted Eloise Hammond-Hamontree by the said Gary Lee Hamontree.

Witness my hand and official seal at Nashville, Tennessee this 18 day of July, 2006.

Commission expires: November 14, 2009

Notary Public

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027