File No. 260701277

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/14/06 10:41 2 pgs
Fees:13.00 Taxes:481.00

20060814-0099693

STATE OF TENNESSEE
COUNTY OF Anderson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Martha Wheeler Lux
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2006.

Annette Parton
Notary Public

MY COMMISSION EXPIRES: 5-16-2010

ANNETTE PARTON STATE OF TENNESSEE NOTARY PUBLIC ANDERSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven F. Mitchell	New owner	11805008700
(NAME)	(NAME)	
4315 Esteswood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Martha Wheeler Lux as Administrator of The Estate of Naomi W. Mayer,** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven F. Mitchell and Mona Mitchell**, HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 3 on the Map of J. Leroy Davis Subdivision of parts of Lots Nos. 7 and 8 in Noleton, not of record, and part of Lot No. 7 on the unrecorded subdivision of Noelton, described together according to a survey made by Z.J. Wilkinson, Surveyor, March 22, 1941, as follows:

BEGINNING on the northerly margin of Battlefield Drive, at a point 580-1/2 feet west of the westerly margin of 10th Avenue South, being the southwest corner of Lot No. 2 on said plan: thence with the line between Lots No. 2 and 3, northwardly 175 feet to the southwest corner of tract of land conveyed to R.A. Davis and wife, Maurine Edwards Davis, by deed from C. H. Briley, Jr., Trustee, of record in Book 1416, Page 150, Register's Office for said County; continuing northwardly and with said Davis' westerly line, 119.1 feet, in all 294.1 feet to the southerly margin of the Tenessee Central Railroad right-of-way; thence with the southerly margin of said right-of-way, westerwardly 51.8 feet to the northeast corner of the property conveyed to Marcus L. Green and wife, by deed from C. H. Briley, Jr., Trustee, as of record in Book 1309, page 448, Register's Office; thence with said Green's easterly line, southwardly 112.2 feet to the northeast corner of Lot No. 4 on said plan; continuing southwardly and with the line between lots Nos. 3 and 4, 175 feet, all 287.2 feet to the northerly margin of said Drive; thence with the northerly margin of said Drive, eastwardly 70 feet to the beginning.

Being the same property conveyed to Frank P. Mayer and wife, Naomi W. Mayer, by deed from E. F. Swain and wife, Beulah B. Swain, of record in Book 4128, Page 915, Register's Office for Davidson County, Tennessee. The said Frank P. Mayer having since predeceased Naomi Mayer August 22, 1991 in Davidson County, Tennesse, leaving said property to Naomi W. Mayer, as tenants by the entirety. Naomi W. Mayer having since died August 22, 2005 in Davidson County, Tennessee and her estate was probated by Docket No. 06P552, naming Martha Wheeler Lux as Administrator of the Estate of Naomi Wheeler Mayer, Deceased.

Martha Wheeler Lux and Martha W. Lux being one and the same person.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 1016 Battlefield Drive, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 4th day of August, 2006.

Martha Wheeler Lux
Martha Wheeler Lux, Individually

The Estate of Naomi W. Mayer

By: Martha Wheeler Lux
Martha Wheeler Lux, Administrator

STATE OF TENNESSEE
COUNTY OF ANDERSON

On this 4 day of August, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within-named MARTHA WHEELER LUX, individually and as ADMINISTRATOR of the Estate of NAOMI WHEELER MAYER, DECEASED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand at OAK RIDGE, Tennessee, this the 4 day of August, 2006.

Commission expires: 5-19-2010

Annette Parton
Notary Public

ANNETTE PARTON
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

File Number: 260701277
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072