WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Constance Mitchell-Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE FUTHERFORD CO., TN

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance F. Mitchell-Hall	Constance F. Mitchell-Hall	74-16-0/64.00
(NAME)	(NAME)	
223 Bonnabrook Drive	223 Bonnabrook Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Linda G. Quinn, Julia S. McClellan, Margaret S. Collins** (a/k/a **Margaret Suzanne Collins), and James P. McClellan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Constance F. Mitchell-Hall,** 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. 421 on the Plan of Hermitage Hills, Section 5, as of record in Book 3300, page 1 and 2, Register's Office for said County,

Said Lot No. 421 fronts 78.71 feet on the southerly side of Bonnabrook Drive and extends back 135 feet on the easterly line and 137.5 feet on the westerly line to a dead line, measuring 78.8 feet thereon.

Being the same property conveyed to Linda G. Quinn, Julia S. McClellan, Margaret S. Collins (a/k/a Margaret Suzanne Collins), and James P. McClellan by Quit Claim Deed from the Will Beneficiaries of James S. McClellan, Deceased, namely, Linda G. Quinn, individually and as Executrix, Julia S. McClellan, Margaret S. Collins, (a/k/a Margaret Suzanne Collins), and James P. McClellan, through David R. Kennedy, Trustee, dated May 25th, 1994 and filed for record in Book 9370, Page 237, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The 2007 Taxes have been prorated and assumed by the Grantees.

unimproved ☐

This is improved ☒ property, known as 223 Bonnabrook Drive, Hermitage, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 01/24/07 12:50 2 pgs
Fees:13.00 Taxes:466.20
20070124-0009879

Witness our hands this 19th day of January, 2007.

Linda G. Quinn

Julia S. McClellan

Margaret S. Collins aka Margaret Suzanne Collins

James P. McClellan

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 Linda G. Quinn, Julia S. McClellan, Margaret S. Collins (a/k/a Margaret Suzanne Collins), and James P. McClellan the bargainor (s), 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 Nashville, Tennessee this 19th day of January, 2007.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

