File No. 270401636

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/26/07 14:12 2 pgs
Fees:13.00 Taxes:347.43
20070626-0076336

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katrice D. Mitchell	SunTrust Mortgage, Inc.	059-05-0 172.00
(NAME) 4107 Farmview Drive	(NAME) 201 Fourth Ave. N 7th Floor	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37219	
(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, I, Mary L. Boyd f/k/a Mary L. Norton, a married woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katrice D. Mitchell, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for County.

Being the same property conveyed to Mary L. Norton, an unmarried person by Warranty Deed dated October 11, 1972 of record in Book 4645, Page 854, Register's Office for Davidson County, Tennessee.

The said property was not the principal residence of Larry G. Boyd, spouse of Mary L. Boyd.

This conveyance is made subject to:
All matters shown on the plan of record in Plat Book 4460, Page 22; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Restrictions as of record in Deed Book 4512, Page 694, said Register's Office.

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 4107 Farmview Drive, Nashville, TN 37218
(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), Her 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), Her 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 22nd day of June, 2007.

Mary L. Boyd

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mary L. Boyd the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 22nd day of June, 2007.

Commission expires: November 22, 2008

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 270401636

RETURN TO:

Southern Title Services
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Gallatin, TN 37066