WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Kevin Mitchell (NAME)	America's Wholesale Lender (NAME)	Map 103-9
5725 Stoneway Trail (ADDRESS)	6440 Southpoint Parkway (ADDRESS)	Parcel 25
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Jacksonville, FL 32216 (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, **RENAE PICKENS AND RENAE PICKENS, TRUSTEE UNDER THE RENNER TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE KEVIN MITCHELL, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hillwood Park Subdivision of record in Plat Book 3300, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joan Owen Pickens by deed dated December 28, 1964 from C. C. Adams, Successor Trustee, of record in Book 3847, page 580, said Register's Office. Joan Owen Pickens has since died. Renae Pickens and Renae Pickens, as Trustee of The Renner Trust Agreement Dated February 25, 2007, are the devisees under the Will of Joan Owen Pickens. Said Will was admitted to Probate April 16, 2007 under Docket No. 07P614, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 27, said Register's Office; and (c) restrictive covenants of record in Book 3312, page 104, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/31/07 08:58 2 pgs
Fees:13.00 Taxes:1291.30
20070731-0090527

unimproved ☐

This is improved ☒ property, known as 5725 Stoneway Trail, Nashville, Tennessee 37209
(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 30th day of July, 2007.

Renae Pickens

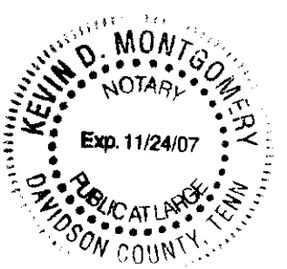
Renae Pickens, Trustee

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 Renae Pickens, individually and as Trustee of the Renner Trust, the bargainor, 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 30th day of July, 2007.

Commission expires:



Notary Public