WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Melinda D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2007.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 5/23/11
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/06/07 12:53 2 pgs
Fees:13.00 Taxes:592.00
20070806-0093366

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance D. Mitchell	Liberty Mortgage Funding. ISAOA/ATIMA	
(NAME)	(NAME)	
411 Bell Street	9300Shelbyville Rd.	
(ADDRESS)	(ADDRESS)	
Goodletstville, Tennessee 37027	Louisville, KY 40222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071297

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Dawkins Contracting, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Constance D. Mitchell, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 411 Bell Street, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of July, 2007.

Dawkins Contracting, LLC

By: Allan Dawkins
Dawkins Contracting, LLC

Betty Dawkins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Dawkins Contracting, LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Dawkins Contracting, LLC executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2007.

Commission expires: 5/23/11

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

Deborah L. Baxter
Notary Public

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Allison M Dawkins and wife, Betty S. Dawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself and herself to be president (or other officer authorized to execute the instrument) of Dawkins Contracting, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand and official seal this 31st day of July, 2007.

Commission expires: 5/23/11

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

Deborah L. Baxter
Notary Public

EXHIBIT A

Land situated in County of Davidson and State of Tennessee, and is described as follows, to-wit:

BEGINNING at the Northwest corner in the edge of Bell Street running East 115 feet; thence running South 50 feet; thence running East 55 feet; thence running South 30 feet; thence running West 170 feet to edge of Bell Street; thence 100 feet North along Bell Street to the point of beginning.

BEING all of the same property conveyed to Dawkins Contracting, LLC by Quitclaim Deed from Allison M. Dawkins and wife, Betty S. Dawkins dated April 30, 2007 and filed of record in Book 20070504-0053769, Allison M Dawkins and wife, Betty S. Dawkins by Warranty Deed from Jerri R. Cannon dated 4/6/04. Register's Office for Davidson County, Tennessee.

Property commonly known as: 411 Bell St. Goodlettsville, TN 37072.