File No. 20070347

9:52
(3)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/07 11:06 2 pgs
Fees:13.00 Taxes:736.30

20071004-0118405

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp July 19 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy F. Lutito	First Tennessee Home Loans, a division of First Tennessee Bank National Association	72-3-211
(NAME)	(NAME)	
1230 Howard Avenue	100 Bluegrass Commons, Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hendersonville, TN 37075	
(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, Thomas J. Mitchell and wife, Amanda L. Mitchell, formerly known as Amanda L. North, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy F. Lutito and wife, Kellie T. Lutito, 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. 1 on the Plan of the Resubdivision of Lot No. 148 on the Plan of Inglewood Place as of record in Book 332, page 101, as amended in Instrument No. 200107050071764 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas J. Mitchell and Amanda L. North, both unmarried, as joint tenants with rights of survivorship by deed from Edward Eric Gaines, unmarried, dated July 25, 2003 and recorded on August 8, 2003 in Instrument No. 200308080113703, Register's Office, Davidson County, Tennessee.

Amanda L. Mitchell executed this instrument on behalf of Thomas J. Mitchell pursuant to a Power of Attorney of record in Instrument No. 20071004-0118404 Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1230 Howard Avenue, Nashville, TN 37216

(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 our hands this 27th day of September, 2007.

Thomas J. Mitchell by Amanda L. Mitchell as his Attorney-In-Fact

Amanda L. Mitchell

File No. 20070347
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, Amanda L. Mitchell, the bargainor(s), 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 on 9/27/2007.

Notary Public
My Commission Expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008

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 Amanda L. Mitchell with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Thomas J. Mitchell as his Attorney in Fact as the free act and deed of the within named Thomas J. Mitchell.

Witness my hand and official seal on September 27, 2007.

Notary Public
My Commission expires:

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July 19 2008