Davidson County DEEDWARR
Recvd: 10/10/07 09:21 2 pgs
Fees:13.00 Taxes:501.35
20071010-0120379

This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
6070498

Send Tax Bills To:
Quicken Loans, Inc.
20588 Victor Parkway
Livonia, MI. 48152

New Owner is:
Joshua Lien
1625 Comanche Run
Madison, TN 37115

MAP & PARCEL: 053-14-0A-024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Terence Mitchell, Sr. and wife Robin A. Mitchell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joshua Lien unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1625 Comanche Run, Madison, TN 37115**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of The Woods of Neely's Bend, (erroneously referred to as Ben in prior deed of record), Phase I as of record in Plat Book 9700, page 928, and revised in Instrument # 200008280084438, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Terence Mitchell, Sr. and wife, Robin A. Mitchell from Michael R. Stokes by Warranty Deed of record dated 03/19/02 and recorded 03/25/02 in Instrument # 20020325-0035679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 4th day of October, 2007.

GRANTOR(S):

TERENCE MITCHELL, SR.

ROBIN A. MITCHELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Terence Mitchell, Sr. and wife Robin A. Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 4th day of October, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$135,500.00**.

AFFIANT

SWORN TO and subscribed before me this 4th day of October, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09