# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/29/07 10:55 2 pgs
Fees:13.00 Taxes:571.65

20071129-0138434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/2009

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1244

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Claire L. Burns | Churchill Mortgage Corporation | 072-13-0 288.00 |
| (NAME) | (NAME) | |
| 899 Douglas Avenue | 761 Old Hickory Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Brentwood, TN 37027 | |
| (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, Cary Mitchell Jr. and wife, Rachel Moss, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claire L. Burns, 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:

Being Lot No. 37 on the Plan of Revised Subdivision Plat of a Part of L.M. Ezell's 12.11 Acre Tract of the Talbot Land, of record in Book 1130, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Cary Mitchell Jr., unmarried, by Warranty Deed dated 05/03/2007 from Suzette Graham and Steve Huffman of record in Instrument No. 20070511-0056700, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Suzette Graham and Steve Huffman by Warranty Deed dated 05/03/2007 from Gentry E. Hayes and wife, Tonia R. Hayes of record in Instrument No. 20070511-0056699, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Gentry E. Hayes, a single person, by Warranty Deed dated 02/10/1989 from Jerry R. Turner and wife, Carol Sue Turner of record in Book 7771, Page 493, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 899 Douglas Avenue, Nashville, TN 37206

(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 16th day of November, 2007.

Cary Mitchell Jr.

Rachel Moss

STATE OF TENNESSEE

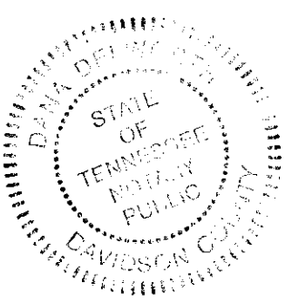
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cary Mitchell Jr. and Rachel Moss the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of November, 2007.

Commission expires: 01/24/09

Notary Public




Notary Seal present,
but could not be reproduced.

**RETURN TO:**

Bill Garrett
Davidson County Register of Deeds

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216