Davidson County DEEDWARR
Recvd: 12/07/07 13:33 3 pgs
Fees:18.00 Taxes:761.83
20071207-0141772

State of Tennessee Davidson
County of Williamson
The actual consideration or value whichever is Greater, for this transfer is $ 205,900.00

Affiant

Subscribed and sworn to before me, this the 4th day of December , 2007

Notary Public

My Commission Expires: June 20, 2011

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Scott William Mitchell	USAA Federal Savings Bank	150-03-0-011.00
2941 Nautilus Drive	10750 McDermott Freeway	
Nashville, TN 37217	San Antonio, TX 78288	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Marc A. Sutton, married** said Grantor does hereby bargain, sell, transfer and convey unto **Scott William Mitchell and wife Amber R. Mitchell** 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. 23, on the Plan of Harbour Town Village, Section II, as shown on plat of record in Plat Book 4675, pages 146 and 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Marc A. Sutton by Deed of record in Book 11249, Page 102, recorded 12/11/1998, Register's Office for Davidson County, Tennessee.

Barbara Sutton joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which she may have marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 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.

Commonly known as: 2941 Nautilus Drive , Nashville, TN 37217

Improved X Unimproved_____

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 4th day of December, 2007.

Marc A. Sutton

Barbara Sutton

STATE OF Tennessee
COUNTY OF Davidson

* Marc A. Sutton and Barbara Sutton

On this 4th day of December, 2007, before me personally appeared ~~Carolyn Lawrence~~ XXXXXXXXXXXXX to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Witness my hand and official seal this the 4th day of December , 2007

Notary Public

My Commission Expires:

My Commission Expires April 12, 2008

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)

Notary Public

My Commission Expires: June 20, 2011

900