WARRANTY DEED

File Number: 70457
Davidson County DEEDWARR
Recvd: 12/31/07 12:33 2 pgs
Fees:13.00 Taxes:703.00

20071231-0149070

~~STATE OF~~ Territory of US Virgin Islands
~~COUNTY OF~~ Island of St. Thomas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2007

Notary Public AT THE PLEASURE OF THE PRESIDING JUDGE SUPERIOR COURT OF USVI

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky L. Mitchell	Ricky L. Mitchell	
(NAME)	(NAME)	
4209 Enchanted Circle	4209 Enchanted Circle	058-15-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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, Darlene H Anderson and By: Jon R. Gray, her Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky L. 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:

Being Lot No. 166 on the plan of Enchanted Hills, Section V, as of record in Book 3700, page 132, Register's Office for said county.

Said Lot No. 166 fronts 158.0 feet on the southerly margin of Enchanted Court and runs back between lines, the easterly line being 308.0 feet and the westerly line being 270.4 feet to a line in the rear measuring 162.3 feet thereon.

Being the same property conveyed to Chester R. Anderson , a ½ interest as a life estate for the grantor by Darlene Huddleston Anderson on March 3, 1995 in Book 9614 Page 673 in Register's Office for Davidson County, Tennessee.

Chester R. Anderson having since expired on 4/16/1996 in records of Office of Vital Records. Thereby, leaving the property in the interest of Darlene Huddleston Anderson by operation of law.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 4209 Enchanted Circle, Nashville, TN 37218

(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 31st day of October, 2007.

DARLENE H. ANDERSON
Darlene H Anderson

Jon R. Gray
By: Jon R. Gray, her Attorney in Fact

TERRITORY OF U.S. VIRGIN ISLANDS ISLAND OF ST. THOMAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon R. Gray, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jon R. Gray executed the within instrument on behalf of Darlene H. Anderson as Attorney in Fact as the free act and deed of the within named Darlene H. Anderson.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2007.

Commission expires: AT THE PLEASURE OF THE PRESIDING JUDGE OF THE SUPERIOR COURT OF THE U.S. VIRGIN ISLANDS

Notary Public