File Box 30

WARRANTY DEED

Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
800129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,400.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

STATE OF TENNESSEE NOTARY PUBLIC SELINA KNIGHT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip P. LaRue and Lia LaRue	Countrywide Bank, FSB	
(NAME)	(NAME)	
2312 10th Avenue South	3011 Armory Drive, Suite 120	105-13-381
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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, I, **JANET FINCH, EXECUTRIX OF THE ESTATE OF HELEN A. MITCHELL, DECEASED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP P. LARUE AND LIA LARUE, HUSBAND AND WIFE,** 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 part of a lot marked "Jacob Schmidt" 9 acres on the Plan of the W. L. B. Lawrence Lands, as of record in Book 21, page 148, Register's Office for said County, described according to a plat of Jacob Schmidt Heirs, made by W. B. Southgate, Surveyor, and of record in Book 547, page 120, said Register's Office, as follows:

Beginning on the easterly margin of 10th Avenue South 50 feet northerly from the northerly margin of Caruthers Avenue; running thence northwardly with the easterly margin of 10th Avenue South 50 feet; thence eastwardly and parallel with Caruthers Avenue, 135 feet, more or less; thence southwardly and parallel with 10th Avenue South 50 feet; thence westwardly and parallel with Caruthers Avenue, 135 feet more or less to the beginning.

Being the same property conveyed to James W. Mitchell and wife, Helen A. Mitchell by deed from John Thomas Harrell and wife, Elizabeth Palmer Harrell, of record in Book 3679, page 55, Register's Office for Davidson County, Tennessee, and by Final Decree of record in Book 5686, page 702, Register's Office for Davidson County, Tennessee, the subject property was divested out of James W. Mitchell and vested in Helen Allene Mitchell. The said Helen A. Mitchell having since died and Janet Finch having been appointed as Executrix of the Estate of Helen A. Mitchell, Case No. 06P-1025, Probate Court Clerk's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2312 10th Avenue South, Nashville, TN 37204
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my successors 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.

Davidson County DEEDWARR
Recvd: 04/02/08 09:21 2 pgs
Fees:13.00 Taxes:778.48

20080402-0032828

Witness my hand this 28 day of March, 2008.

Janet Finch

Janet Finch, Executrix

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 Janet Finch, Executrix, the bargainor, 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 at Nashville, Tennessee this 28 day of March, 2008.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Exp. 12/1/09