Davidson County DEEDWARR
Recvd: 04/24/08 11:46 2 pgs
Fees:13.00 Taxes:540.20
20080424-0041980

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ryan Mitchell, et ux
233 Treutland Avenue
Nashville, TN 37207

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Lane,
Suite 200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
082-11-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Grace K. Sharpe, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan Mitchell and wife, Rebekah 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:

A residential lot in Davidson County, Tennessee, known as 233 Treutland Street. Said Lot Being the East 21 feet of Lot No. 82 and the West 21 feet of Lot No. 83 on the Map of Bryan's Addition to Edgefield of record in Book 21, Page 63, Register's Office for said County. Said parts of said lots adjoin and front together 42 feet on the North side of Treutland Street, also known as Treutland Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Grace K. Sharpe, an unmarried woman, by deed of record from Affordable Housing Resources, Inc., dated January 30, 2007, of record in Instrument No. 20070206-0015707, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including any and all easements, covenants and conditions as shown on the plan of record in Plat Book 21, Page 63, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **233 Treutland Avenue Nashville, TN 37207.**

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 18th day of April, 2008.

Grace K. Sharpe

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Grace K. Sharpe, unmarried, 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 this 18th day of April, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$146,000.00.**

AFFIANT

Subscribed and sworn to before me this 18th day of April, 2008.

NOTARY PUBLIC

My Commission Expires: 1-2-12