WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

REBEKAH J. SIMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Cecilia Dosh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2008

Rebekah J. Sims
Notary Public

MY COMMISSION EXPIRES: 3-20-2010
(AFFIX SEAL)

File No.: 2008030056

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen S. Diana and Philip W. Diana	Merrill Lynch Credit Corporation	073-08-0-024.00
(NAME)	(NAME)	
2906 McGavock Pike	3000 Leadenhall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(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/WE, Phil Mitchell and wife, Donna Kay Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen S. Diana and husband, Philip W. Diana, 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 Lots Nos. 43 and 44, and the south 1/2 of Lot No. 45, on the Plan of Sunset View, not of record and described as follows:

Said Lots Nos. 43 and 44 are described as: BEGINNING at a point in the easterly margin of McGavock Pike, at the corner of Lots 42 and 43; thence with the line between said lots, easterly 363.8 feet to a point at the top of a bluff; thence along said bluff, northwardly 200 feet to a corner of Lots 44 and 45; thence with the line between said lots, westerly 375 feet to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southerly 200.6 feet to the point of beginning.

The southerly 1/2 of Lot No. 45 is described as: BEGINNING at a point in the easterly margin of McGavock Pike, at the corner of Lots 44 and 45; thence with the line between said lots, easterly 375 feet to the top of the bluff; thence north with the top of the bluff, 50 feet; thence westerly 385.25 feet, more or less, to a point in the easterly margin of McGavock Pike; thence with the margin of the same, southerly 51.5 feet to the point of beginning.

Being the same property conveyed to Phil Mitchell and wife, Donna Kay Mitchell by Warranty Deed from Ann Holman and Joseph H. Bell, dated May 19, 1966 of record in Book 4020, Page 136, 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 2906 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (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 my/our hand(s) this 17th day of April, 2008.

Davidson County DEEDWARR
Recvd: 04/25/08 16:04 2 pgs
Fees:13.00 Taxes:754.80
20080425-0042593

Phil Mitchell

Phil Mitchell

Donna Kay Mitchell

Donna Kay Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Phil Mitchell and wife, Donna Kay Mitchell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of April, 2008.

Amanda Vaughn
Notary Public

My Commission Expires 1/24/09

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206