File No. 80075

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/08 09:12 3 pgs
Fees:18.00 Taxes:1198.80
20081015-0103633

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Amanda Vaughn
Affiant

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2008.

Rebekah J Sims
Notary Public

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

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Rubinstein	COUNTRYWIDE BANK	08309040800
(NAME)	(NAME)	
1417 Woodland Street	P.O. Box 10423	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Van Nuys, CA 91410	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Thomas Justin Mitchell and wife, Amanda Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Rubinstein and wife, Lauren Rubinstein, 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. 9 on the Plan of the Subdivision of the A.V.S. Lindsley 29-acre tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50.0 feet on the northerly side of Woodland Street, as widened and runs back between parallel lines 140.0 feet to an alley.

Being the same property conveyed to Thomas Justin Mitchell and wife, Amanda Mitchell by deed from Herman C. Kinter II and Kristen E. Kinter dated March 31, 2006 and recorded on April 5, 2006 in Instrument No: 20060405-0039203, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1417 Woodland Street, Nashville, TN 37206
(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.

THIS WARRANTY DEED HAS BEEN RE-EXECUTED IN OCTOBER 2008 TO REPLACE THE ORIGINAL, WHICH WAS EXECUTED ON JANUARY 25, 2008, BUT LOST (AND NEVER RECOVERED) WHEN SENT FOR RECORDING.

File No. 80075
Witness our hands this 25th day of January, 2008.

Amanda Mitchell

STATE OF Tennessee
COUNTY OF Sumner

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

Witness my hand and official seal on 10/09/08.

Brenda Shelby
Notary Public
My Commission expires: 9-19-11

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS WARRANTY DEED HAS BEEN RE-EXECUTED IN OCTOBER 2008 TO REPLACE THE ORIGINAL, WHICH WAS EXECUTED ON JANUARY 25, 2008, BUT LOST (AND NEVER RECOVERED) WHEN SENT FOR RECORDING.

File No. 80075
Witness our hands this 25th day of January, 2008.

Thomas Justin Mitchell

STATE OF NC
COUNTY OF Buncombe

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

Witness my hand and official seal on 10/02/08.

Notary Public
My Commission expires: _____

TRACEY C. MOORE NOTARY PUBLIC BUNCOMBE COUNTY, NC MY COMM. EXPIRES 10/22/11

THIS WARRANTY DEED HAS BEEN RE-EXECUTED IN OCTOBER 2008 TO REPLACE THE ORIGINAL, WHICH WAS EXECUTED ON JANUARY 25, 2008, BUT LOST (AND NEVER RECOVERED) WHEN SENT FOR RECORDING.