Return To:

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
#6090242

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $299,900.00

Affiant

Subscribed and sworn to before me, this 30th **day of** April **2009.**

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public
My commission expires:

03-0904-35923

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Walter Ratty 6748 Autumnwood Drive Nashville TN 37221	Suntrust Mortgage, Inc. 401 Commerce St. #6100 Nashville, TN 37219	155-08-0-C-250

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David L. Mitchell and wife, Diana L. Mitchell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter Ratty, hereinafter called the Grantees, their successors 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. 6 on the Plan of Poplar Creek Estates, Phase IV, of record in Book 9700, Page 195, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David L. Mitchell and wife, Diana L. Mitchell by deed from Poplar Creek Development Co., dated March 31, 1998, recorded April 2, 1998, of record in Book 10867, Page 804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6748 Autumnwood Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090031349 DEEDWARR
Recvd: 05/12/09 10:54 2 pgs
Fees:13.00 Taxes:1109.63
20090512-0043574

WITNESS my hand this 30th day of April, 2009.

David L. Mitchell

Diana L. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David L. Mitchell and Diana L. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of April, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN