Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1115

Davidson County DEEDWARR
Recvd: 05/15/09 15:38 3 pgs
Fees:18.00 Taxes:736.30
20090515-0045014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith M. Caldwell, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua R. Mitchell and Meagan L. Mitchell, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot 22, Riverbridge Community Phase 1A, as shown on plat of record as Instrument No. 20030213-0019997, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judith M. Caldwell by Warranty Deed from Thomas P. Moulton and wife, Karen M. Moulton dated August 16, 2006 of record as Instrument No. 20060824-0104314, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3824 Williamette 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of May, 2009.

Judith M Caldwell by Jeff Smith

Judith M. Caldwell
by Jeff Smith, Attorney in fact

State of Tennessee)
County of Davidson)

On this the 14th day of May, 2009, before me personally appeared Jeff Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Judith M. Caldwell acknowledged that such person executed the same as the free act and deed of Judith M. Caldwell.

Notary Public

My commission expires: 7-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199,000.00.

X Judith M Caldwell by Jeff Smith
Affiant

Sworn and subscribed before me on this the 14th day of May, 2009.

Notary Public

My Commission Expires: 7-25-2009

NEW OWNER:
Joshua Mitchell
3824 Williamette Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

TAX MAP-PARCEL #:
141-6-C-10CO

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward

Notary's Signature

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 8/23/11.