File No. 290600481

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Davidson County DEEDWARR
Recvd: 06/19/09 16:11 3 pgs
Fees:18.00 Taxes:617.53
20090619-0057557

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trent J. Mitchell	SunTrust Mortgage, Inc.	114080C06600CO
(NAME) 7277 Charlotte Avenue Condominium 263	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, George Latter Jr., married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Trent J. Mitchell and wife, Kara D.S. Mitchell, hereinafter called the grantee(s), 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 Unit No. 63 on the Plan of West Park Phase 2, filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions for West Park, as of record in Instrument Number 200403040024541 and amended in Instruments 200412210151636 and 200502220018812, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George Latter Jr. by Deed dated June 30, 2006 from NVR Inc., a Virginia corporation T/A Fox Ridge Homes of record in Instrument number 200607060081023, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Subject to all matters as set forth on the plat of record in Instrument Nos. 200403040024541and amended in 20041221015636 and 200502220018812, Register's Office of said County.

Subject to all matters as set forth on the Boundary Plat of record in Instrument No. 200411120136248 and 200406240075136, Register's Office of said County.

Stormwater Detention Agreement Easement as shown of record in Instrument No. 200305300073233 and Instrument Number 20051123-0141922, Register's Office for said County.

Overhang Easement to Metropolitan Government of Nashville and Davidson County Tennessee Electric Power as shown of record in Deed Book 6301, Page 684, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7277 Charlotte Avenue Condominium 263, Nashville, TN 37205
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 15th day of June, 2009.

George Latter Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George Latter Jr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of June, 2009.

Commission expires: 06/03/2010

Notary Public

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 290600481

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

I, Jeanne Burton Gregory, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

