WARRANTY DEED 14548

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Daniel Mitchell	Regions Bank	**149-10-0-053.00**
(NAME)	(NAME)	
5044 Pebble Creek Drive	PO Box 11026	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Orange, CA 92856	
(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, WE, Lena M. Molinari, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Daniel Mitchell and wife Rachel Anne Mitchell**, 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. 94 on the Plan of Oakwood Subdivision, Section One, Phase Six of record in Plat Book 7900, Page 419, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul J. Molinari and wife Lena M. Molinari by deed of record in Book 9228, Page 174, Register's Office for Davidson County, Tennessee. The said Paul J. Molinari having since died.

This instrument is executed on behalf of Lena M. Molinari by Louis Mantoni as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20081229-0122718, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5044 Pebble Creek Drive, Antioch, TN 37013**
(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.

BILL GARRETT, Davidson County
Trans: T20090045088 DEEDWARR
Recvd: 07/06/09 12:37 2 pgs
Fees: 13.00 Taxes: 462.50
20090706-0062569

Witness my/our hand(s) this 26th day of June, 2009.

(X) L. Mantoni, attorney in fact

Lena M. Molinari
By: Louis Mantoni, Attorney-in-Fact

State of VIRGINIA County of PRINCE WILLIAM

On this 26th day of June, 2006 before me personally appeared Louis Mantoni, the person who executed the foregoing instrument on behalf of Lena M. Molinari, and acknowledged that he executed the same as the free act and deed of the said Lena M. Molinari, through Power of Attorney granted him by the said Lena M. Molinari.

(X) Keri L Cilinski
Notary Public

Commission Expires: 6-30-10

KERI L. CILINSKI NOTARY PUBLIC MY COMMISSION EXPIRES 6/30/10 COMMONWEALTH OF VIRGINIA

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