BILL GARRETT, Davidson County
Trans:T20090059924 DEEDWARR
Recvd: 09/01/09 14:46 2 pgs
Fees:13.00 Taxes:148.00

20090901-0082099

6

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00**

Benjamin S. Mitchell
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Mitchell **And** **Ann R. Mitchell**	**Same**	**91-7-152**
(NAME) **104 Bonaventure Place**	(NAME)	
(ADDRESS) **Nashville, Tennessee 37205**	(ADDRESS)	
(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, **Oakley Groves Properties**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin S. Mitchell, and wife Ann R. 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 Lots Nos. 702, 704 and the easterly 10 feet of Lot No. 706 in Block 111, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 702 and 704 and easterly 10 feet of lot No. 706 join front together 70 feet on the southerly side of Tennessee Avenue and run back between parallel lines 250 feet to an alley.

Being the same property conveyed to Oakley Groves Properties by deed from Jimmy D. Byford and wife, Janette Byford of record in Instrument No. 20060209-0016358, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **4801 Tennessee Avenue, Nashville, TN 37209**
(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.

Witness my hand this **26th day of August, 2009**.

Oakley Groves Properties

Partner 8-26-09

By: ~~Curtis M. Groves~~, Partner

Partner 8-26-09

By: Daniel Oakley Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Curtis Groves and Daniel Oakley,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Partners of Oakley Groves Properties and to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as the company's free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2009.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public