WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090067119 DEEDWARR
Recvd: 10/02/09 10:47 2 pgs
Fees: 13.00 Taxes: 610.50

20091002-0091596

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: November 7, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley N. Ayers and Ashley N. Ayers	Access National Mortgage	151090A18200CC
(NAME) 4456 Benchmark Dr	(NAME) 1800 Robert Fulton Drive 3350	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Reston, VA, 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Chase K. Mitchell an unmarried man and Jimmy R. Mitchell, a married man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley N. Ayers, unmarried and Mario Hussey, u nmarried** with right of survivorship 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 182, FINAL PLAT OF LONG HUNTER CHASE, PHASE 2, SECTION I, a residential planned unit development, as shown on plat of record in Plat Book 7900, Page 763-764, 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 Chase K. Mitchell, an unmarried man, and Jimmy R. Mitchell, a married, man, by Warranty deed from Nana Afoakwa, recorded March 15, 2006 in Instrument No. 20060315-0029809, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

The subject property was never used as the principal residence of Jimmy r. Mitchell and his spouse.

unimproved ☐
This is improved ☒ property, known as 4456 Benchmark Dr. Antioch, TN 37013

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, has 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 our hands this 25th day of September, 2009.

Chase K. Mitchell

Jimmy R. Mitchell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Chase K. Mitchell and Jimmy R. Mitchell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of sa isfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of September, 2009.

Notary Public

My commission expires: _____

