BILL GARRETT, Davidson County
Trans: T20090086357 DEEDWARR
Recvd: 12/23/09 11:38 2 pgs
Fees: 13.00 Taxes: 55.50

20091223-0116761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/20/13

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy L. Burnett	O W N E R	070-13-0-060.00
(NAME)	(NAME)	
904 Old Dickerson Rd		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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,

GEORGE D. MITCHELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMMY L. BURNETT,

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 in the 13th formerly the 23rd Civil District, described as follows:

Beginning at a point at the center of the intersection of Hamilton Road, formerly Buena Vista Pike, and Cliff Drive; thence southerly along the center line of Hamilton Road 70 feet to a point the northwest corner of the property conveyed to Mrs. Grace Gregory by deed of record in Book 3069, page 427, Register's Office for said County; thence easterly along Mrs. Gregory's line 202.5 feet to a point; thence northerly along an old fence line 70 feet to a point in the center line of Cliff Drive; thence westerly along the center of Cliff drive 202.5 feet to the point of beginning.

Being the same property conveyed to George D. Mitchell by Quitclaim Deed from Larry James Hewitt by Kimberly Kaye Hewitt, Executrix of The Estate of Larry James Hewitt of record in Instrument No. 20090623-0058426, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 2142 Buena Vista Pike, Nashville, TN 37218
(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/our hand(s) this 22nd day of December, 2009.

George D. Mitchell

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 D. Mitchell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 22nd day of December, 2009.

Commission expires:

11/24/13

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON