BILL GARRETT, Davidson County
Trans:T20100010170 DEEDWARR
Recvd: 02/19/10 15:05 2 pgs
Fees:13.00 Taxes:212.75
20100219-0013026

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$57,500.00**

Benjamin S. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013
(AFFIX SEAL)

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

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	**Benjamin S. Mitchell**	**043070054.00**
(NAME)	(NAME)	
3307 Charlotte Avenue	**3307 Charlotte Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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, **Eric Sox, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin S. Mitchell, married** 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. 45, on the unrecorded Map of Anderson Estates (erroneously referenced in prior deed as Anderson Esates) Section 1, being a resubdivision of Tracts 1 and 13 of Anderson Estates, of record in Book 1130, Page 37, Register's Office for said County, described according to a survey made by Anderson and Geo, Surveyors, dated August 5, 1946, as follows:

Beginning at a point on the westerly margin of Myatt Drive at the common corner of Lot Nos. 44 and 45, being the northeast corner of the property conveyed to Herbert Williams and wife, by deed from H. O. Looney and wife, of record in Book 2645, Page 239, Said Register's Office; thence with the line between said Lot Nos. 44 and 45, westerly 136 feet to the common corner of Lot Nos 44, 45, 56, 57; thence with the line between Lot Nos. 45 and 46, northerly 65 feet to the common corner of Lot Nos. 45, 46, 55 and 56; thence with the line between Lot Nos. 45 and 46, easterly 136 feet to the westerly margin of Myatt Drive; thence with the same southerly 65 feet to the beginning.

Included in this legal description but EXCLUDED from this conveyance is property described in Book 4417, Page 638, Register's Office for Davidson County, Tennessee.

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. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **322 Myatt Drive, Madison, TN 37115**

(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 **18th day of February, 2010**.

Eric Sox

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Eric Sox** with whom I am personally acquainted, and who, upon oath, acknowledged himself to bethe person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this **18th** day of **February, 2010**.

Commission expires: **May 6, 2013**

I. Dyke Tatum Notary Public

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