BILL GARRETT, Davidson County
Trans:T20100019090 DEEDWARR
Recvd: 04/01/10 12:24 2 pgs
Fees:13.00 Taxes:603.10

20100401-0024494

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2010.

J. Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10

(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
Christina Mitchell	Pinnacle National Bank	**08311015900**
(NAME)	(NAME)	
273 Riverside Drive	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37201	
(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, **Andrew W. Regg, IV**, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina Mitchell**, UNMARRIED WOMAN, 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. 49 on the Plan of Fortland Park, Section 3 of record in Book 2900, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew W. Regg, IV by deed dated September 16, 2009 from Shellie Wallace, Successor Trustee of record in Instrument No. 20090923-0088393, and Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **273 Riverside Drive, Nashville, TN 37206**
(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 **31st day of March, 2010.**

Andrew W. Regg, IV

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Andrew W. Regg, IV** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the 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 31st day of March, 2010.

Commission expires: May 6, 2013

J. Dyke Tatum

Notary Public

DYKE TATUM
NOTARY PUBLIC OF TENNESSEE
DAVIDSON COUNTY, TN