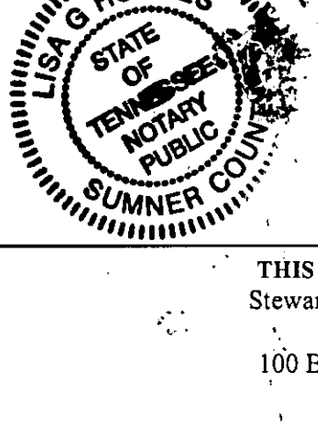
File No. 210060449

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Kim Gillespie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20100047741 DEEDWARR
Recvd: 08/03/10 13:44 2 pgs
Fees:13.00 Taxes:481.00

20100803-0061017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward F. Mitchel Jr.	First Tennessee Bank, N.A.	096-16-0-057.00
(NAME) 756 Fitzpatrick Rd.	(NAME) 165 Madison Avenue, 8th Floor	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Memphis, Tennessee 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Holly Stroud Hall, now known as Holly Stroud McMurtry, and husband, Gilbert McMurtry, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Edward F. Mitchel Jr. and wife, Teresa L. Mitchel, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 56 on the Plan of HICKORY BEND (SECTION 5), as shown by plat of record in Plat Book 3600, Page 45, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Holly Stroud Hall by QuitClaim Deed dated March 20, 1998, from Chris H. Hall and filed for record on June 30, 1998, in Book 10998, Page 389, Register's Office for said County.

And previously being the same property conveyed to Chris H. Hall and wife, Holly S. Hall, as tenants by the entirety by Warranty Deed dated July 28, 1994, from H. Wayne Allen and filed for record on August 1, 1994, in Book 9423, Page 695, Register's Office for said County.

The said Holly Stroud Hall is known as Holly Stroud McMurtry.

The above named Gilbert McMurtry, husband of the above named Holly Stroud McMurtry, joins in this conveyance for the purpose of conveying any and all rights, title and interest he may have in and to the above described property, especially his marital interest.

THIS CONVEYANCE IS BEING MADE SUBJECT TO THE FOLLOWING EXCEPTIONS:

Subject to all matters as set forth on the plat of record in Plat Book 3600, Page 45, Register's Office of said County.

Taxes for the year 2010 and subsequent years, a lien, not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 756 Fitzpatrick Rd., Nashville, TN 37214
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of July, 2010.

Holly Stroud McMurtry

Gilbert McMurtry

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Holly Stroud McMurtry and Gilbert McMurtry the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of July, 2010.

Commission expires: February 28, 2012

LISA G. HODGES Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 210060449

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075