WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100051526 DEEDWARR
Recvd: 08/19/10 09:43 2 pgs
Fees:13.00 Taxes:703.00

20100819-0065564

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2010.

_____
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE

Deanie L. Gregory, Atty. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy R. Mitchell and Chase K. Mitchell	Jimmy R. Mitchell	04316000400
(NAME)	(NAME)	
525 General Kershaw Drive	525 General Kershaw Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tn 37138	Old Hickory, TN 37138	
(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, Richard A. Rollins and wife, Crystal Lynn Rollins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy R. Mitchell and Chase K. Mitchell as tenants in common 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the plan of part of Tracts 6, 7 & 8 of Anderson Estates, a plat of which is of record in Book 1835, Page 121, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS THAT PORTION OF SAID LOT CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4068, PAGE 596, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Richard A. Rollins by Successor Trustee's Deed from Daniel L. Wischof, Successor Trustee, dated January 11, 2006 and recorded as Instrument No. 20060115-0004357, Register's Office for Davidson County, Tennessee.

BY EXECUTING THIS INSTRUMENT, THE GRANTORS HEREIN WISH TO AMEND CERTAIN RESTRICTIVE COVENANTS PLACED ON SUBJECT PROPERTY BY DEED IN WHICH THE GRANTORS HEREIN WERE ALSO THE GRANTORS IN SAID DEED RECORDED AS INSTRUMENT NO. 20030619-0084782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND HEREBY AMEND SAID RESTRICTIVE COVENANT TO READ AS FOLLOWS:

1. For a period of five (5) years from the date of this deed, the land conveyed herein shall NOT be used for the following purposes: convenient store or drive-in market, sale of lottery tickets or play of any games of chance, sale of alcoholic beverages, sale of tobacco and tobacco products, including cigarettes and cigarette papers, self-serve or coin-operating laundry, self-serve or coin-operating car wash, tanning salon or any operation of tanning beds. This amended restriction runs with the land conveyed herein and shall inure to the benefit of the Grantor and be binding upon the Grantees and their successors and/or assigns.

2. Restrictive Covenant no. 2 as set forth in said deed of record as Instrument No. 20030619-0084782 is no longer applicable.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF PART OF TRACTS 6, 7 & 8 OF ANDERSON ESTATES OF RECORD IN BOOK 1835, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FURTHER SUBJECT TO STORMWATER DETENTION AGREEMENT OF RECORD AS INSTRUMENT NO. 20060821-0102766, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO THE AMENDED RESTRICTIVE COVENANTS AS SET FORTH ABOVE.

unimproved ☐

This is improved ☑ property, known as 1131 E Old Hickory Blvd., 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 our hands this 17th day of August, 2010.

Richard A. Rollins

Crystal Lynn Rollins

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of August, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard A. Rollins and Crystal Lynn Rollins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY