WARRANTY DEED

BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **18th** day of **August, 2010**

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie Mitchell	BANCORPSouth Bank	98-5A-104.00 CO
(NAME)	(NAME)	
5673 Chestnutwood Trail	Box 3356	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tupelo, MS, 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Daniel M. Walz and wife April N. Walz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Annie S. Mitchell and Husband Erik J. Mitchell**, 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 87, HAMPTON HALL, SECTION 4, as shown on plat of record in Plat Book 11700, Page 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel M. Walz and wife, April N. Walz by Warranty Deed from Stephen D. Daniel and wife, Cheryl H. Daniel, recorded on the 8th day of November, 2005 in Instrument No. 20051108-0135129, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5673 Chestnutwood Trail, Hermitage, TN 37076

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, has 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 **18th** day of **August, 2010**

BILL GARRETT, Davidson County
Trans:T20100052576 DEEDWARR
Recvd: 08/24/10 13:04 2 pgs
Fees:13.00 Taxes:676.73

20100824-0066968

Daniel M. Walz

April N. Walz

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Daniel M. Walz and April N. Walz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **18th** day of **August, 2010**

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
November 7, 2011