WARRANTY DEED

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT1008005D3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires JULY 5, 2011

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly E. Garrison **David A. Miller**	**BAC HOME LOAN SERVICING**	**91-15-213**
(NAME) **317 50th Ave. N**	(NAME) P.O. Box 650070	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Dallas, TX 75265-0070	
(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, **Elliott C. Mitchell III and Marie F. Mitchell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly E. Garrison, an unmarried woman and David A. Miller, an unmarried man 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:

Being part of Block No. 9 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County.

Said part of said block fronts 50 feet on the westerly side of 50th Avenue, North and runs back between parallel lines along the north margin of Elkins Avenue, 160 feet to a dead line.

Being the same property conveyed to Elliott C. Mitchell, III and wife, Marie F. Mitchell. Marie F. Mitchell is also known as Marie Fagan Mitchell by deed from David W. Smith, an unmarried man of record in Instrument No. 20070803-0092768 Register's Office for Davidson County, Tennessee.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **317 50th Ave. N, Nashville, TN 37209**

(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 23rd day of September, 2010.

Elliott C. Mitchell III

Marie F. Mitchell

BILL GARRETT, Davidson County
Trans:T20100060617 DEEDWARR
Recvd: 09/27/10 10:43 2 pgs
Fees:13.00 Taxes:888.00

20100927-0076608

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elliott C. Mitchell III and Marie F. Mitchell, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF SEPTEMBER, 2010.

Commission expires:



My Commission Expires JULY 5, 2011

Notary Public