BILL GARRETT, Davidson County
Trans:T20110000358 DEEDWARRSP
Recvd: 01/03/11 14:03 2 pgs
Fees:13.00 Taxes:647.50
20110103-0000504

This instrument prepared by:
Lehman Title & Escrow, LLC
6 Cadillac Drive, Suite 190
Brentwood, TN 37027

File No.: **6627**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **23rd day of December, 2010,** by and between **Green Bank**, parties of the first part, and **Leslie Mitchell and husband, Steve Mitchell, as to a 50% interest and Shelley Cox, as to a 50% interest, as tenants in common**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit 1 of the Highland View Condominiums of Record in Exhibit B of Instrument No. 20070612-0070586, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20100727-0058767 and recorded on July 27, 2010, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 091070B001.00
- ☐ Unimproved OR
- ☒ Improved property located at: 4813 Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

GreenBank

By: _____ AVP

Name: **Terry R. Polman**

Title: **Assistant Vice President**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON_

Before me, the undersigned notary, of the state and county mentioned personally appeared, **Terry R. Polman** whom I am personally acquainted(or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledges such person to be **Assistant Vice President** (president or other officer authorized to execute the instrument) of **GreenBank.**, the within named bargainor, corporation, and that such **Assistant Vice President** (president or other officer), executed the foregoing instrument for the" purpose therein contained, by personally signing the name of the corporation as **GreenBank** (president or other officer).

Witness my hand and seal, at office on this 23rd day of December, 2010

Commission Expires: 5/20/13

DAPHNE D. BARNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

****

Owner's Name: **Leslie Mitchell**

and Address: **4509 Illinois Avenue**

Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

NEW OWNER

****

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$$175,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **23rd day of December, 2010**

My Commission Expires: 5/20/13

Notary Public

DAPHNE D. BARNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

This instrument prepared by: Rev. December 23, 2010