Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110008542 DEEDWARR
Recvd: 02/09/11 13:41 2 pgs
Fees:13.00 Taxes:665.63
20110209-0011482

39-B
File #11-1014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy J. Mitchell, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **SuDana Ruth Romanello, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 92 on the southerly one half of Lot No. 91 and a strip of land lying between the East line of said Lot No. 92 and part of Lot No. 91, and the West line of 37th Avenue North, on the Plan of Shield's New West Nashville Plan, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, and described according to a survey of T.R. Sanford, dated October 31, 1962, further described according to a survey of John Kohl, dated May 17, 1976, as follows:

Said Lot and part of said Lot, and said strip adjoin and front together 77.5 feet, more or less, on the westerly side of 37th Avenue North, as presently located, and extend back 247 feet, more or less, on the northerly line of part of Lot No. 91 and 267 feet, more or less, on the southerly line of Lot No. 92 to an alley in the rear on which it measures 75 feet thereon.

Being the same property conveyed to Nancy J. Mitchell, a single person, by deed from Jeffrey S. Dugger and wife, Brenda K. Dugger dated April 27, 1995 of record in Book 9661, Page 142, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 245 37th Avenue North, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of January, 2011.

Nancy J. Mitchell

_____

Nancy J. Mitchell

State of Tennessee)
County of Davidson)

On this 31st day of January, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Nancy J. Mitchell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

X _____
Notary Public

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 179,900.00.

X Nancy J Mitchell
Affiant

Sworn and subscribed before me on this the 31st day of January, 2011.

X _____
Notary Public

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires: 7-8-13

NEW OWNER:
SuDana R. Romanello
245 37th Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
First Bank
50 Franklin Street
Clarksville, TN 37040

TAX MAP-PARCEL #:
92-13-318