NEW OWNER:

Melissa A. Mixon
274 Paragon Mills Road
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map 134
Group 13-0
Parcel 265.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0155

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110027404 DEEDWARR
Recvd: 05/09/11 09:51 3 pgs
Fees:18.00 Taxes:425.13
20110509-0035300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($114,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CARRIE ANNE TOMLINSON N/K/A CARRIE ANNE HALL AND TYLER HARRIS HALL,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **MELISSA A. MIXON, unmarried,** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Woodland Hills, Phase One, of record in Plat Book 6900, pages 666 through 669, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Anne Tomlinson n/k/a Carrie Anne Hall and Tyler Harris Hall by Special Warranty Deed from CitiMortgage, Inc., dated January 3, 2007 and of record in Instrument No. 20070130-0012440, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 274 Paragon Mills Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of May, 2011.

CARRIE ANNE HALL

TYLER HARRIS HALL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CARRIE ANNE HALL AND TYLER HARRIS HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 5th day of May, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$114,900.00** .

Melissa Wilson

AFFIANT

Sworn to and subscribed to before me this 5th day ~~of May,~~ 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY