BILL GARRETT, Davidson County
Trans:T20110027628 DEEDWARR
Recvd: 05/09/11 14:28 2 pgs
Fees:13.00 Taxes:543.90
20110509-0035558

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Louie F. Zoccola & Mary A. Zoccola
601 S. Club Ct.
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

Tax ID: 064-11-A-67.00C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Estate of J.T. Mitchell, Peggy Mitchell, Executrix,** has this day bargained and sold, and does hereby transfer and convey unto **Louie F. Zoccola and Mary A. Zoccola, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Resubdivision of Lots 66 & 67, Caleb Chase, a Planned Unit Development, as of record in Book 6200, page 759, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J.T. Mitchell and wife Ruth B. Mitchell by deed from Riverbirch Builders, Inc. of record in Book 7372, page 691, Register's Office for Davidson County, Tennessee, dated October 2, 1987. The said Ruth B. Mitchell having predeceased J.T. Mitchell, whom is now deceased.

This is improved property known as: **601 S. Club Ct., Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2011 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 6200, page 759, and restrictions in Book 6777, page 453, corrected in Book 6783, Page 805, amended and restated in Book 7189, Page 553, amended in instrument 201006030043191, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 5th day of May, 2011

Estate of J.T. Mitchell

Peggy Mitchell Executrix
Peggy Mitchell, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2011, before me, personally appeared Peggy Mitchell as Executrix of the Estate of JT Mitchell deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

In Witness whereof, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

My Commission Expires: 1/4/2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $147,000.00.

Mary A. Zaccola
AFFIANT

Subscribed and sworn to before me this the 5th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 1/4/2014

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY