BILL GARRETT, Davidson County
Trans:T20110034431 DEEDWARR
Recvd: 06/09/11 08:49 2 pgs
Fees:13.00 Taxes:1061.90
20110609-0044052

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110500154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$287,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
26th day of MAY, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA MITCHELL 3519 GOLF STREET NASHVILLE, TN 37216	PrimeLending 18111 Preston Road, Suite 900 Dallas, TX 75252	072-03-0-248.01

FOR AND IN 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,

STUART W. TWEETON AND WIFE, LAUREN H. TWEETON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MELISSA MITCHELL, UNMARRIED AND MATTHEW BOND, UNMARRIED TENANTS IN COMMON WITH THE 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:

LAND in Davidson County, Tennessee, being Lot Number 13 and the northerly 30 feet of Lot Number 14 on the Plan of revised subdivision of Lots 3 and 4 of East Nashville Golf Club property, of record in Book 547, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot Number 13 and the northerly 30 feet of Lot Number 14 front together 90.0 feet on the westerly margin of Golf Club Road, now Golf Club Street, and extend back 200.0 feet between parallel lines.

BEING the same property conveyed to Stuart W. Tweeton and wife, Lauren H. Tweeton by Warranty Deed from Wendell T. Herd and wife, Cathy Herd dated 11/22/02 and recorded 11/26/02 in Instrument Number 20021126-0146706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all existing easements, all matters shown on the plat of record in Plat Book 547, Page 138, Register's Office for Davidson County, Tennessee and 2011 real property taxes.

This is improved (X) property known as **3519 GOLF STREET, NASHVILLE, TN 37216**

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 26th day of MAY, 2011.

STUART W. TWEETON

LAUREN H. TWEETON

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 STUART W. TWEETON AND WIFE, LAUREN H. TWEETON the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of MAY, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014