WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110044727 DEEDWARR
Recvd: 07/25/11 10:31 2 pgs
Fees:13.00 Taxes:333.00

20110725-0056641

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROEDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony DeSoto	Anthony DeSoto	147-10-200.00
(NAME)	(NAME)	
522 Adamwood Dr.	810 Countywood Dr.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Joseph Mitchell and wife, Lucy G. Mitchell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anthony DeSoto and wife, Michelle DeSoto,**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 14, on the Plan of Section Two, Parkview Estates, as shown by plat appearing of record in Plat Book 3700, Page 87, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Joseph Mitchell and wife, Lucy G. Mitchell by Warranty Deed dated August 6, 1977, from Luther V. Ellison and wife, Barbara C. Ellison and filed of record on August 22, 2010, in Book 5186, Page 794, Register's Office for said County.

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 3700, Page 87, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 522 Adamwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18 day of July, 2011.

Michael J. Mitchell
Michael Joseph Mitchell

Lucy G. Mitchell
Lucy G. Mitchell

State of Illinois
County of St Clair

Personally appeared before me Michael Joseph Mitchell and Lucy G. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of July, 2011.

Kristy Baldwin
Notary Public Kristy Baldwin
My Commission Expires: 4/6/14

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

"OFFICIAL SEAL"
KRISTY BALDWIN
NOTARY PUBLIC—STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 6, 2014