WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110049493 DEEDWARR
Recvd: 08/12/11 10:52 2 pgs
Fees:13.00 Taxes:386.65

20110812-0062308

Judy A. Lehman Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-8-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Mitchell	New Owner	148-50-2
(NAME) 218 Vaughns Gap Road	(NAME) PO Box 50342	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/WE, **Lilly Nixon Tidwell, Unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin S. Mitchell**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Hillbrook, Section III, as of record in Plat Book 3300, Page 84, Register's Office for said County, to which plat reference is hereby made, described as follows:

Said Lot No. 149 fronts 68 feet on the northwesterly margin of Lepole Road as measured around a curve, and runs back between lines 181.6 feet on the southwesterly line and 193.2 feet on the northwesterly line to a broken line in the rear, measuring 142 feet theron.

Being the same property conveyed to Travis Tidwell and wife, Lilly Nixon Tidwell, by deed from William & Lee, Inc., dated October 7, 1965, of record in Book 3957, Page 832, Register's Office for Davidson County, Tennessee. The said Travis Tidwell having since died on February 6, 1992, conveying title to Mrs. Lilly Nixon Tidwell by Will of record, dated April 9, 1972, of record in Book 8606, Page 338, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in plat of record in Plat Book 3300, Page 84; Restrictive Covenants of record in Book 3460, Page 295, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **303 Leopole Road, 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 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 10th day of August, 2011.

Attorney in Fact

Lilly Nixon Tidwell by Samantha Ellsworth

Lilly Nixon Tidwell, by Samantha Ellsworth, as her Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 10th day of August, 2011, before me personally appeared Samantha Ellsworth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the she is the attorney-in-fact of Lilly Nixon Tidwell and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page_____, Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal, this the 10th day of August, 2011. * 20110812-0062307

Vanessa E Allen

Notary Public

My Commission Expires: 8/16/14

Vanessa E Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130