WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,200.00

Affiant

Judy A. Lehman
State of Tennessee
Notary Public
Williamson County

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110050461 DEEDWARR
Recvd: 08/17/11 09:38 2 pgs
Fees:13.00 Taxes:211.64
20110817-0063369

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	148-50-1
(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. 150 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:

Beginning at a point in the west margin of Turley Drive at the corner of Lots 150 and 151; thence with the line between said lots, westerly 192.6 feet to a corner of Lot 149; thence with the line between lots 149 and 150, southeasterly 193.2 feet to the westerly margin of Leopole Road; thence with the margin of the same, northeasterly 73.6 feet to the beginning of a curve; thence around said curve, northerly 34.7 feet to the westerly margin of Turley Drive; thence with the margin of the same northerly 79.7 feet to the point of beginning.

Being the same property conveyed to Lilly Nixon Tidwell, unmarried, by Quit Claim Deed from Rachel A. Carson (formerly known as Rachel A. Birchfield) and husband, John Carson, dated May 11, 2011, of record in Instrument No. 20110601-0041704, Register's Office for Davidson County, Tennessee.

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 **3731 Turley 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 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.

Lilly Nixon Tidwell by Samantha Ellsworth Attorney in fact

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.

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