BILL GARRETT, Davidson County
Trans:T20110054347 DEEDWARR
Recvd: 09/01/11 15:10 2 pgs
Fees:13.00 Taxes:665.63
20110901-0068024

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 30 day of August 2011.

Notary Public
My commission expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

Address of New Owner:	Send Tax Bills to:	Tax Information
William H. Mitchell, Jr.	Pinnacle National Bank	161-100B-065.00
316 Harwich Ct	150 3rd Ave South, Ste 900	
Nashville TN 37211-0000	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John W. Wheeler and wife Jessica W. Wheeler hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to William H. Mitchell, Jr. and Amanda N. Mitchell, Husband and Wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Second Revision of Villages of Brentwood, Phase Six, a Planned Unit Development, of record in Plat Book 6900, page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John W. Wheeler, unmarried by deed from Stephen Ballard and wife, Mary M. Ballard of record in Instrument No. 20040402-0037381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2011 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of 2nd Revision of Villages of Brentwood, Section Six of record in Book 6900 Page 316, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6143 page 11, and amended in Book 6398, page 495, Book 6852, page 497, Book 7207, page 251,

and Book 8507, page 831 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Villages of Brentwood Homeowners Association of record in Book 6158 Page 352

This property is improved property known as 316 Harwich Ct, Nashville, Tennessee 37211-0000

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 30 day of August, 2011.

John W. Wheeler

Jessica W. Wheeler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Wheeler and Jessica W. Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30 day of August, 2011.

Notary Public

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15
FILE NO: 06871