WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Nicole Jimenez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2011.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

File No.: ALW-AV-11-1410

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Jimenez	Ark-La-Tex Financial Services, LLC DBA Benchmark Home Loans	83-13-343.00
(NAME)	(NAME)	
1410 Boscobel Street	1616 Westgate Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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, I/WE, **MOLLY C. MITCHELL, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **NICOLE JIMENEZ AND JEMAL BEGGS, WIFE AND HUSBAND,**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 193 on the Plan showing a re-subdivision of Lot No. 193 and the Easterly 41 feet of Lot No. 192 of Lindsley Home Place as of record in Book 4060, Page 111, Register's Office for Davidson County, Tennessee, being described more fully as follows:

Beginning at a point in the Southerly margin of Boscobel Street at the common corner of Lots 192 and 193; thence with the margin of said Street, Easterly 40 feet to a point in the beginning of a curve; thence around said curve, Southeasterly 31.4 feet to a point in the Westerly margin of an alley; thence with the margin of the same, Southerly 85 feet to a point in the beginning of a curve; thence around said curve, Southwesterly 31.4 feet to a point in the Northerly margin of another alley; thence with the margin or the same, Westerly 40 feet to the common rear corner of Lots Nos. 192 and 193; thence with the line between said lots Northerly 125 feet to the point of beginning.

Being the same property conveyed to Molly C. Mitchell, Unmarried by Warranty Deed from Jeffrey R. Lyon, Unmarried, dated November 19, 2004, of record in Instrument Number 20041124-0140969, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110075932 DEEDWARR
Recvd: 12/01/11 15:39 2 pgs
Fees:13.00 Taxes:466.20
20111201-0093755

unimproved ☐
This is improved ☒ property, known as 1410 Boscobel Street, Nashville, TN 37206

(House Number) (Street) (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 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 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/our hand(s) this 30th day of November, 2011.

Molly C. Mitchell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Molly C. Mitchell, the within named bargainor, 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, this the 30th day of November, 2011.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171