BILL GARRETT, Davidson County
Trans:T20110077035 DEEDQC
Recvd: 12/06/11 12:50 2 pgs
Fees:12.00 Taxes:0.00
20111206-0095071

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
$1.00 .
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE THIS THE
DAY OF 1st November 2011
NOTARY PUBLIC
My Commission expires: 07/06/2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 58 Music Square West, Nashville, TN 37203

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mona Mitchell	Mona Mitchell	11805008700
(NAME)	(NAME)	
1016 Battlefield Drive	1016 Battlefield Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Quitclaim Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Steven F. Mitchell, the Grantor,

By these presents, do remise, release and QUITCLAIM unto:

Mona Mitchell, the Grantee

All of their rights, title and interests in a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of J. Leroy Davis Subdivision of parts of Lots Nos. 7 and 8 in Noleton, not of record, and part of Lot No. ion the unrecorded subdivision of Noelton, described together according to a survey made by Z.J. Wilkinson, Surveyor, March 22, 1941, as follows:
BEGINNING on the northerly margin of Battlefield Drive, at a point 580-1/2 feet west of the westerly margin of 10th Avenue South, being the southwest corner of Lot No. 2 on said plan: thence with the line between Lots No. 2 and 3, northwardly 175 feet to the southwest corner of tract of land conveyed to R.A. Davis and wife, Maurine Edwards Davis, by deed from C. H. Briley, Jr., Trustee, of record in Book 1416, Page 150, Register's Office for said County; continuing northwardly and with said Davis' westerly line, 119.1 feet, in all 294.1 feet to the southerly margin of the Tenessee Central Railroad right-of-way; thence with the southerly margin of said rightof-way, westerwardly 51.8 feet to the northeast corner of the property conveyed to Marcus L. Green and wife, by deed from C. H. Briley, Jr., Trustee, as of record in Book 1309, page 448, Register's Office; thence with said Green's easterly line, southwardly 112.2 feet to the northeast corner of Lot No.4 on said plan; continuing southwardly and with the line between lots Nos. 3 and 4, 175 feet, all 287.2 feet to the northerly margin of said Drive; thence with the northerly margin of said Drive, eastwardly 70 feet to the beginning.
Being the same property conveyed to Frank P. Mayer and wife, Naomi W. Mayer, by deed from E. F. Swain and wife, Beulah B. Swain, of record in Book 4128, Page 915, Register's Office for Davidson County, Tennessee. The said Frank P. Mayer having since predeceased Naomi Mayer August 22, 1991 in Davidson County, Tennesse, leaving said property to Naomi W. Mayer, as tenants by the entirety. Naomi W. Mayer having since died August 22, 2005 in Davidson County, Tennessee and her estate was probated by Docket No. 06P552, naming Martha Wheeler Lux as Administrator of the Estate of Naomi Wheeler Mayer, Deceased.
Martha Wheeler Lux and Martha W. Lux being one and the same person. **

This is Unimproved (X) property, known as
1016 Battlefield Drive Nashville, TN 37204
(House Number) (Street) (City) (State) (Zip)

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 1st day of November 2011.

Steven F. Mitchell

LIMESTONE TITLE & ESCROW, LLC

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

**(continuation of derivation clause) And being the same property conveyed to Steven F. Mitchell and Mona Mitchell by Warranty Deed from Martha Wheeler Lux as Administrator of The Estate of Naomi W. Mayer, dated 8/4/2006, recorded 8/14/2006, of record in Instrument No. 20060814-0099693, Register's Office for Davidson Cpunty, Tennessee..

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and official seal at office this 1st day of Nov., 2011

My Commission expires: 07/06/2015

WILLIAM D. CASTLE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named

_____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____

Notary Public