WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110077035 DEEDWARR
Recvd: 12/06/11 12:51 2 pgs
Fees:13.00 Taxes:1594.70
20111206-0095073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Nov., 2011.

Notary Public

MY COMMISSION EXPIRES: 07/06/2015

(AFFIX SEAL)

NOTARY PUBLIC
WILLIAMSON COUNTY
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Sanders	Same address as	11805008700
(NAME)	(NAME)	
1016 Battlefield Drive	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MONA MITCHELL AND CARL E. MITCHELL, MARRIED, BY STEVEN F. MITCHELL, ATTORNEY-IN-FACT, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES I. SANDERS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF 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:
Improved property, known as 1016 Battlefield Drive Nashville, TN 37204
(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 9 day of Nov., 2011.

Mona Mitchell by Steven F. Mitchell Attorney-in-Fact

Mona Mitchell by Steven F. Mitchell Attorney-In-Fact

Carl E. Mitchell by Steven F. Mitchell Attorney-in-Fact

Carl E. Mitchell by Steven F. Mitchell-Attorney-In-Fact

**(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 County, TN. And being the same property further conveyed to Mona Mitchell by Quitclaim Deed from Steven F. Mitchell, of record in Instrument No, 20111206-0095071, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Mona Mitchell and Carl E. Mitchell by Steven F. Mitchell Attorney-In-Fact, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of Nov., 2011.

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

Notary Public

My Commission Expires: 07/06/2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared _____, 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 foregoing instrument on behalf of _____ and who acknowledged that he/she/they executed the same as the free act and deed of _____ for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this

_____
Notary Public

My Commission Expires:

LIMESTONE TITLE & ESCROW, LLC

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