WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2011

Notary Public: 9.9.14

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joshua Mitchell	Franklin American Mortgage Company	Map 162
5510 Country Dr Apt #20	501 Corporate Centre Drive, Suite 400	Group 09-0-A
Nashville, TN 37211	Franklin, TN 37067	Parcel 020.00CO

FOR AND IN 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, we

Krystal M. Mitchell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joshua Mitchell, unmarried

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium in Davidson County, Tennessee, being Unit No. 20, Building No. 3 of the Hickory Valley Condominiums, Phase 2, a horizontal property regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, Page 32, and as clarified in Book 4937, Page 439, and in Book 5001, Page 394, Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of Hickory Valley Condominiums, of record in Book 4460, Page 133, and as also shown in Book 4300, Page 197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Krystal M. Mitchell, married by Warranty Deed from Ann C. Surber, unmarried and Ellen E Surber-Simpson and her husband, Michael Simpson, dated December 1, 2006 and filed December 8, 2006 of record in Instrument #20061208-0152051 and recorded in Instrument #20070312-0029764, Register's Office for said County. (Transfer Amount of $92,000.00)

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 5510 Country Dr Apt #20, Nashville, TN 37211

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 my hand this 16th day of December, 2011.

Krystal M. Mitchell
Krystal M. Mitchell

BILL GARRETT, Davidson County
Trans:T20110080406 DEEDWARR
Recvd: 12/20/11 10:21 2 pgs
Fees:13.00 Taxes:257.89
20111220-0099181

STATE OF TN
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, TN on the 16th day of December, 2011.

My commission expires: 5-9-14

Notary: ZANA C PETTY

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(11-4617-11T.PFD/11-4617-11T/20)