STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF February, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/31/14
File No. G12-3661D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120009887 DEEDWARR
Recvd: 02/09/12 09:22 2 pgs
Fees:13.00 Taxes:684.50
20120209-0011572

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Karen Carlock (NAME)	New Owner (NAME)	51-11-5
606 Freda Villa (STREET ADDRESS)	1308 Saunders Ave (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Phillip Matthew Mitchell, Trustee of the Lois Jean Mitchell Living Trust Agreement dated April 20, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Carlock,** 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. 52 on the plan of OAKLAND ACRES, SECTION V, as shown by plat of record in Plat Book 2854, Page 15, in the Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 52, which is a corner lot, fronts 143.4 feet on the northeasterly margin of Freda Villa and front 168.0 feet on the northwesterly margin of Saunders Avenue, said frontages being joined by a curve having a length of 35.6 feet, and extends back 199.0 feet on the northeasterly line and 192.7 feet on the northwesterly line to a point of intersection.

BEING the same property conveyed to Phillip Matthew Mitchell, Trustee of the Lois Jean Mitchell Living Trust Agreement dated April 20, 2011 from Lois J. Mitchell, by Deed dated April 20, 2011, as Instrument No. 20110427-0032061, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 606 Freda Villa, Madison, TN 37115.

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. Whenever 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 7th day of February, 2012.

LOIS JEAN MITCHELL LIVING TRUST
AGREEMENT DATED APRIL 20, 2011

By: _____
Phillip Matthew Mitchell, Trustee

February 07, 2012
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Phillip Matthew Mitchell, Trustee for Lois Jean Mitchell Living Trust Agreement dated April 20, 2011, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of February, 2012.

My Commission Expires: 3/30/14

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066