03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Rachelle Cardell
Affiant

Subscribed and sworn to before me, this 10th day of April, 2012.

Diane K. Mann
Notary Public
My commission expires: _____

03-1202-37552

Address of New Owner:	Send Tax Bills to:	Tax Information
David Mitchell 1512 McKennie Avenue, Nashville, TN 37206	NEW OWNER	072-07-0 232.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ronald E. Givens and wife, Sara A. Givens, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Mitchell, hereinafter called the Grantees, their successors 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 the east 20 feet of Lot No. 4 and all of Lot No. 5 on the Plan of Waters Place, of record in Book 332, Pages 16 and 137, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., dated April 10, 1967, described as follows:

Beginning at a point in the southerly margin of McGavock Pike, being an iron pin located 157.2 feet westerly from the westerly margin of Riverside Drive; thence leaving said Pike, South 31° 45' East 160 feet to a point in the northerly margin of a 12-foot alley; thence along with the margin of said alley, South 58° 15' West 70 feet to an iron pin; thence North 31° 45' West 160 feet to an iron pin in the southerly margin of McGavock Pike; thence with the margin of the same, North 85° 15' East 70 feet to the point of beginning.

Being the same property conveyed to Ronald E. Givens and wife, Sara A. Givens by deed from Morris Kraft and Maxie Biener, dated July 1, 1994, recorded July 5, 1994 in Book 9398, Page 157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1306 McGavock Pike, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20120027465 DEEDWARR
Recvd: 04/16/12 10:57 2 pgs
Fees:13.00 Taxes:851.00
20120416-0032243

WITNESS my hand this 10th day of April, 2012.

x Ronald E. Givens
Ronald E. Givens

x Sara A. Givens
Sara A. Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ronald E. Givens and Sara A. Givens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 10th day of April, 2012.

Rachelle Caudill
Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY