File No. 20120030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Rebecca Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2012.

Vicki Dutton
Notary Public

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

VICKI DUTTON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Criswell	James Criswell	061-14-0-012.00
(NAME) 301 Green Valley Blvd.	(NAME) 301 Green Valley Blvd.	
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(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 HEREBY ACKNOWLEDGED, WE, E. Bruce Mitchell and wife, Alice L. Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Criswell, 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, State of Tennessee, described as follows, to wit:

BEING Lot No. 172 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County.

SAID Lot No. 172 fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to E. Bruce Mitchell and wife, Alice L. Mitchell, by Quitclaim Deed from E. Bruce Mitchell, dated 10/24/06 and recorded 11/1/06 in Instrument No. 20061101-0135570; and being the same property previously conveyed to E. Bruce Mitchell and wife, Ruth Mitchell, by Warranty Deed from Vivian H. Ferguson, dated 7/22/99 and recorded 7/27/99 in Book 11590, Page 542, in the Register's Office of Davidson County, Tennessee. The said Ruth Mitchell having since died on 7/24/01, thereby vesting her interest in subject property solely in E. Bruce Mitchell as surviving tenant by the entirety.

Subject to any and all restrictions of record, said Register's Office.

Subject to a(n) Sanitary Sewer Easement in Book 4264, Page 190, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120030311 DEEDWARR
Recvd: 04/25/12 13:52 2 pgs
Fees:13.00 Taxes:111.00
20120425-0035480

File No. 20120030

unimproved ☐

This is improved ☒ property, known as 3815 Hutson Avenue, Nashville, TN 37216

(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 10th day of April, 2012.

E. Bruce Mitchell

Alice L. Mitchell

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 10th day of April, 2012.

Commission expires: 1/26/14

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County