BILL GARRETT, Davidson County
Trans:T20120050732 DEEDWARR
Recvd: 07/10/12 16:10 2 pgs
Fees:13.00 Taxes:488.40

20120710-0060582

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Patricia Maura Mixon
Affiant

Subscribed and sworn to before me, this 6th DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-RA-12-635

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Patricia Maura Mixon	new owner (NAME)	
635 Galaxie Drive	3604 Hampton Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	102-3-3.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARGARET B. ROTELLA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THE PATRICIA MAURA MIXON LIVING TRUST DATED AUGUST 8, 2006 WITH PATRICIA MAURA MIXON, TRUSTEE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1078, CHARLOTTE PARK, SECTION 15, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGE 75, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO FRANK J. ROTELLA AND WIFE, MARGARET B. ROTELLA BY WARRANTY DEED FROM CUMBERLAND VALLEY BUILDERS, INC., RECORDED ON THE 6TH DAY OF DECEMBER, 1962 IN DEED BOOK 3465, PAGE 203, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. FRANK J. ROTELLA HAVING SINCE DIED LEAVING HIS WIFE, MARGARET B. ROTELLA AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS INSTRUMENT IS EXECUTED ON BEHALF OF MARGARET B. ROTELLA BY FRANK J. ROTELLA, JR. & HELEN R. SEUL PURSUANT TO THE DURABLE POWER OF ATTORNEY EXECUTED BY HER ON THE 17TH DAY OF OCTOBER, 2002 OF RECORD IN INSTRUMENT NO. 20120710-0060581, SIMULTANEOUSLY HEREWITH.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CHARLOTTE PARK, SECTION 15, AS RECORDED IN PLAT BOOK 3300, PAGE(S) 75, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOTSTATED HEREIN.

unimproved ( )
This is improved (X) property, known as 635 Galaxie Drive, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of June, 2012.

Margaret B Rotella by Frank J Rotella Jr. as Attorney in Fact
Margaret B. Rotella by Frank J. Rotella, Jr. as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

On this the 29th day of June, 2012, before me personally appeared **Frank J. Rotella, Jr.** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of **Margaret B. Rotella** and who acknowledged he/she/they executed the same as the free act and deed of the said **Margaret B. Rotella.**

Witness my hand and official seal, this the 29th day of June, 2012.

Notary Public
My Commission Expires: 5/20/14

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Witness my/our hand(s) this 29th day of June, 2012.

Margaret B Rotella by Helen R. Seul as Attorney in fact
Margaret B. Rotella by Helen R. Seul, as Attorney-in-Fact

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Trousdale

On this the 29th day of June, 2012, before me personally appeared **Helen R. Seul** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of **Margaret B. Rotella** and who acknowledged he/she/they executed the same as the free act and deed of the said **Margaret B. Rotella.**

Witness my hand and official seal, this the 29th day of June, 2012.

Jackie A. Holder
Notary Public

My Commission Expires: 4-29-2013

JACKIE A. HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
(615) 383-2903