4/2088

WARRANTY DEED 17703

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 08/07/12 15:07 3 pgs
Fees:18.00 Taxes:462.50
20120807-0070414

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF AUGUST, 2012.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2016.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine Mitchell	**OWNER**	**133-02-0 274.00**
(NAME)	(NAME)	
243 Antioch Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Margaret O. Tomlin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geraldine Mitchell**, 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:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 1 on the Property Plan of Subdivision of part of Lot 50 and all of Lots 51 and 52, of Nolen Heights Plan as of record in Plat Book 332, Page 162, Register's Office for said County, to which reference is made for a more complete description.

Said Lot fronts 50 feet on the southerly side of Mill Creek Pike and runs back between parallel lines 153.4 feet on the east line and 154.9 feet on the west line with an easterly margin of Waller Avenue to an alley, and shows 50 feet on said alley.

Tract 2
Being Lot No. 2 and lying on the property plan of subdivision of part of Lot 50 and all of Lots 51 and 52 of Nolen Heights Plan, as of record in Plat Book 332, Page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southerly side of Mill Creek Pike and runs back between parallel lines 152 feet on the east line and 153.4 feet on the west line, with the easterly margin of Lot No. 1 to an alley, and shows 50 feet on said alley.

Included in the above description but expressly excluded from this conveyance is the following described property:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Nolen Heights, as of record in Book 332, Page 162, Register's Office for said County, described according to a survey made by E.L. Miller, Jr. & Co., November 15, 1966 as follows:

Beginning at the southeast corner of Antioch Pike and Waller Street, thence with said Antioch Pike south 86 ° 00' east 46 feet; thence south 4° west 136.5 feet; thence south 36° 15' west 19 feet to the northerly margin of an alley; thence with said alley, north 87° 30' west 30 feet to the easterly margin of Waller Street; thence with the said north 1° 49' east 154.9 feet to the beginning.

Also included in said description by excluded from this conveyance is the following described property conveyed to the Division of Public Property Administration by instrument of record in Book 4316, Page 917, Register's Office for Davidson County, Tennessee:

A strip or parcel of land in the 30th Council manic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 1 & 2 on the plan of the Subdivision of part of Lot 50 and all of Lot Nos. 51 and 52 Nolen Heights, as of record in Plat Book 332, Page 162, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Antioch Pike at the northeast corner of the property conveyed to Gladys V. Harrison, by deed of record in Book 4172, Page 261, thence with the easterly line of said property 19.05 feet to a point on the new relocated southerly margin of Antioch Pike; thence south 85 ° 29' 51" east 54.10 feet along the new relocated southerly margin of Antioch Pike to a point on the lot line between Lots 2 & 3 on said plan; thence north 2° 43' east with the line between said lots 20.73 feet to a point on the present southerly margin of Antioch Pike; thence north 87° 17' west 54.00 feet along the present southerly margin of Antioch Pike to the point of beginning.

Being the same property conveyed to Margaret O. Tomlin by deed of record in Book 5448, Page 517,Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **243 Antioch Pike, Nashville, TN 37211**

(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 **my/our hand(s)** this **7th day of August, 2012**.

Margaret O. Tomlin

Margaret O. Tomlin

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Margaret O. Tomlin the bargainor(s), 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, Tennessee, this 7th day of August, 2012.

Commission expires:5/23/16

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY