77e Book 9-B

BILL GARRETT, Davidson County
Trans:T20120060408 DEEDWARR
Recvd: 08/14/12 11:55 2 pgs
Fees:13.00 Taxes:532.80
20120814-0072598

WARRANTY DEED

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of August, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jolene Mitchell	Fidelty Bank dba Fidelity Bank Mortgage	108-12-B-236.00
(NAME)	(NAME)	
204 Harbor Hill Court	3 Corporate Square, #700	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Atlanta, GA 30329	
(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, I/WE, **Teodor Bende and wife, Zlata Bende**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jolene Mitchell, unmarried**, 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. 31, on the Plan of Final Plat, Section Two, Harborview, Final Phase, of record in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teodor Bende and wife, Zlata Bende, by Warranty Deed from Precision Homes, Inc., dated September 21, 2001, filed October 2, 2001, in Instrument No. 20011002-0106226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 204 Harbor Hill Court, Nashville, TN 37214

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, has 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 **August, 2012**

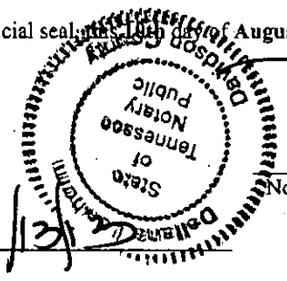
Teodor Bende

Zlata Bende

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Teodor Bende and Zlata Bende**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

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



Notary Public

My commission expires: 2/13/15