BILL GARRETT, Davidson County
Trans:T20120064407 DEEDWARR
Recvd: 08/28/12 13:49 2 pgs
Fees:13.00 Taxes:451.40
20120828-0077582

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Timothy A. Gallimore
3042 Edgemont Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

MAP/PARCEL 085-10-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Julie Margaret Jones and husband, Benton A. Mitchell Jr.,** has this day bargained and sold, and does hereby transfer and convey unto **Timothy A. Gallimore, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Three, Stanford Country Club Estates, as of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Julie Margaret Jones by Quitclaim Deed from Benton Albert Mitchell of record in Instrument 200901300008129, Register's Office for Davidson County, Tennessee, dated January 14, 2009. And being the same property conveyed to Benton Albert Mitchell and wife Khlotelle Mitchell by deed from Pearl I. Holland, a widow of record in Book 5286, page 840,l Register's Office for Davidson County, Tennessee, dated May 12, 1978. The said Khlotelle Mitchell having since died.

This is improved property known as: **3042 Edgemont Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2900, page 67, and restrictions in Book 3026, page 310, amended in Book 3075, page 186, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of August, 2012

Julie Margaret Jones

Benton A. Mitchell Jr.

STATE OF NC
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Julie Margaret Jones and Benton Mitchell Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 4/23/2017

Billy Holland
NOTARY PUBLIC
Cleveland County, NC
My Commission Expires 04/23/2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 5/5/15

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.