BILL GARRETT, Davidson County
Trans:T20120088140 DEEDWARR
Recvd: 11/19/12 10:25 2 pgs
Fees:13.00 Taxes:299.70
20121119-0106333

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2012.

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2013~~ 3/14/16

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin S. Mitchell	New Owner	13614023400
(NAME) PO Box 50342	(NAME) Same	
(ADDRESS) Nashville, TN 37205	(ADDRESS) ,	
(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,

NASHVILLE POST OFFICE CREDIT UNION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN S. 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:

Land in Davidson County, Tennessee, being Lot No. 154B of the zone Lot Division of Lots 148 through 154 Harbor Gate Section Two, as of record in Plat Book 6900, Page 251, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nashville Post Office Credit Union by Trustee's Deed from Sharon Rader, Trustee, recorded on December 20, 2011, of record in Instrument No. 20111220-0099286, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 598 Castlegate Drive, Nashville, TN 37217

(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 15th day of November, 2012.

Nashville Post Office Credit Union
By: Sharon Rader
Sharon Radar

Attest:

STATE OF TENNESSEE

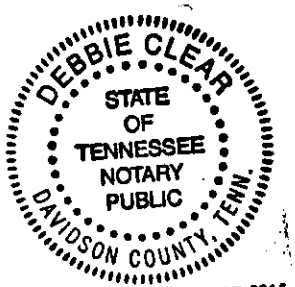
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sharon Rader with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the manager of **NASHVILLE POST OFFICE CREDIT UNION**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **NASHVILLE POST OFFICE CREDIT UNION** by him/herself as _____.

Witness my hand and official seal at on this 15th day of November, 2012

~~Commission expires: November 24, 2013~~

Debbie Clear
Notary Public



My Commission Expires JULY 7, 2014