Return: Bell Title
1616 Westgate Circle
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12112406

BILL GARRETT, Davidson County
Trans:T20120097566 DEEDWARR
Recvd: 12/20/12 14:41 2 pgs
Fees:13.00 Taxes:1050.80
20121220-0117573

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $284,000.00.

Affiant

Subscribed and sworn to before me, this14th day of December, 2012.

Notary Public
My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Yeidi Marcial and Jason S. Wilke 7920 River Fork Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141150D19700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Victor W. Mitchell and Nancy J. Mitchell, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Yeidi Marcial and Jason S. Wilke.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 197, PLAN OF PHASE III-D, SHEFFIELD ON THE HARPETH, as shown on plat of record in Plat Book 7900, Pages 710-712, 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 Victor W. Mitchell and Nancy J. Mitchell by Warranty Deed from Darryl S. Tukufu and wife, Myra C. Tukufu, recorded on the 4th day of December, 2003 in Instrument No. 20031204-0174658, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE III-D, SHEFFIELD ON THE HARPETH, as recorded in Plat Book 7900, Page(s) 710 and 712.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6925, Page 900 and Book 7145, Page 954, amended in Book 8146, Page 463, Book 8505, Page 598 and Book 9313, Page 806.

Terms and provisions of by-Laws of Sheffield on the Harpeth Homeowners' Association, Inc. recorded in Book 7145, Page 964, amended in Book 8146, Page 463.

Terms and provisions of the Articles of Incorporation recorded in Book 6939, Page 983.

Unanimous Consent of Directors of Sheffield on the Harpeth Homeowners Association recorded in Book 8276, Page 238.

This is improved property located at 7920 River Fork Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 2012.

Victor W. Mitchell

Nancy J. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Victor W. Mitchell and Nancy J. Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014