

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: November 24, 2013.

(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
W. P. Stevenson, Trustee	New Owner	081010070.00
(NAME) 1822 River Dr.	(NAME)	
(ADDRESS) Nashville, TN 37218	(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,

MARY MITCHELL,

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

W. P. STEVENSON, TRUSTEE, its successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without the joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustee(s), to look to the proper disposition of the proceeds arising from such transaction

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 the Southerly 30 feet of Lot No. 24, by the Northerly 70 Feet of Lot number 25 on the Map of Hailey's Subdivision of Part of Block 5 in G.T. Sheegog Subdivision at Bordeaux, of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee. Said Parts of Lots adjoint and front 100 Feet on the Easterly side of River Drive and run back between Lines 190 Feet, More or Less, on the Northerly Line to the Top of Bluff of Cumberland River on which the measure 100 Feet.

Being the same property conveyed to Mary Mitchell by Special Warranty Deed from The Bank of New York Mellon, FKA the Bank of New York, As Trustee for the Certificate Holders of CWBS, Inc., Alternative Loan Trust 2003-4CB, Mortgage Pass Thriugh Certificates, Series 2003-4CB, of record in Instrument Number 20110906-0068992, Register's Office for Davidson County, Tennessee. Mary Mitchell and Mary B. Mitchell are one and the same. Benjamin S. Mitchell having previously been appointed Power of Attorney for Mary B. Mitchell of record in Instrument number 20120601-0047773.

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.

BILL GARRETT, Davidson County
Trans:T20130000147 DEEDWARR
Recvd: 01/02/13 10:00 2 pgs
Fees:13.00 Taxes:185.00
20130102-0000188

unimproved ☐

This is improved ☒ property, known as 1822 River Dr., Nashville, TN 37218

(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 28th day of December, 2012.

Mary Mitchell by

Mary Mitchell
By Benjamin S. Mitchell, her attorney in fact

Benjamin S. Mitchell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Benjamin S. Mitchell, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Mary Mitchell, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Mary Mitchell .. My Commission Expires 11/24/13

Witness my hand and official seal at on this 28th day of December, 2012

Commission expires: November 24, 2013

WILLIAMSON COUNTY, TENNESSEE NOTARY PUBLIC AT LARGE J. TRENT EHRLICH

Notary Public