WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130046706 DEEDWARR
Recvd: 06/05/13 08:49 2 pgs
Fees: 13.00 Taxes: 884.30
20130605-0056751

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2013

Phyllis Keenan
Notary Public

MY COMMISSION EXPIRES: 1-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolina Pinzon-Guzman	SunTrust Bank	141-5A-74.00 CO
(NAME)	(NAME)	
776 Wolfeboro Lane	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond VA 23224	
(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, **Elisha C Mitchell and Christopher E Mitchell, Wife and Husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carolina Pinzon-Guzman,** 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:

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. 74 on the Plan of Avondale Park, Phase I, Section 3 of record in Instrument No. 20090318-0024198, Register's Office for said County, to which plan reference made for a more complete and accurate description.

Being the same property conveyed to Elisha C. Mitchell and Christopher E. Mitchell wife and husband by deed from Beazer Homes Corp., A Tennessee Corporation dated 11/11/09 and filed of record in Instrument Number 20090818-0077434, said Register's Office.

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 776 Wolfeboro Lane, Nashville, TN 37221

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 **31st** day of **May, 2013**

Elisha C. Mitchell by Elizabeth McDermott, attorney in fact

Elisha C. Mitchell By Elizabeth McDermott, Attorney in fact

Christopher E. Mitchell by Elizabeth McDermott, attorney in fact

Christopher E. Mitchell by Elizabeth McDermott, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary for the state and county aforesaid, personally appeared Elizabeth McDermott, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument on behalf of Elisha C. Mitchell and Christopher E. Mitchell and who acknowledge that she executed the same as the free act and deed of the said Elisha C. Mitchell and Christopher E. Mitchell, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

*20130605005750

Witness my hand and official seal, this **31st** day of **May, 2013**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY