BILL GARRETT, Davidson County
Trans:T20130053078 DEEDWARR
Recvd: 06/24/13 09:43 2 pgs
Fees:13.00 Taxes:1052.22

20130624-0064284

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $284,383.00

Affiant

Subscribed and sworn to before me, this 14 day of June 2013.

Notary Public
My commission expires: 11-24-13

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Misty Mitchell	Primary Residential Mortgage,	08301033200
1117 Sharpe Avenue #A	4750 W Wiley Post Way, Suite 200	
Nashville, TN 37206	Salt Lake City, UT 84116	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of the 1117 Sharpe Avenue Land Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Misty Mitchell, unmarried,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly one-half of Lot No. 5 on the E.T. Brown's Subdivision of the Sharpe Lands, as of record in Book 332, page 7, and Unit A, 1117 E. Sharpe Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in instrument No. 20130118-0006239, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the northerly side of Sharpe Avenue, and runs back between parallel lines 288 feet, more or less, to the south line of Lot No. 2 on said Plan.

Being part of the same property conveyed to Trey Cain, Trustee of the 1117 Sharpe Avenue Land Trust by Quitclaim deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, dated January 2, 2013 and recorded in Instrument No. 20130104-0001280, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Aerial Investment Properties, LLC, a Tennessee limited liability company by deed from Hubert Prater and Jimmy Ray Prater, dated November 12, 2012 and recorded in Instrument No. 20121214-0115224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hubert Prater and Jimmy Ray Prater by deed from James H. Pillow and Charles D. Pillow, heirs at law of Virginia F. Pillow, deceased, dated April 5, 1982 and recorded in Book 5870, page 351, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1117 Sharpe Avenue #A, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and

interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 14th day of June, 2013.

Trey Cain, Trustee of the 1117 Sharpe Avenue Land Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Trey Cain, Trustee of the 1117 Sharpe Avenue Land Trust,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 14th day of June, 2013.

Notary Public

My Commission expires: 11-24-13

FILE NO: 2013042515

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY