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

CRT File No. 13080015

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 08/15/13 10:21 3 pgs
Fees:18.00 Taxes:1406.00
20130815-0085756

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me, this13th day of August, 2013.

Notary Public
My Commission Expires: January 11 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyle D. Proffitt and Allison Love Proffitt 4225 Jamesborough Pl Nashville TN 37215	~~New Owner~~ BancorpSouth Bank P.O. Box 3356 Tupelo, MS 38803	Tax Parcel ID No. 131-07-0-A 011.00 CO

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, **Mary Belle Mitchell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle D. Proffitt and Allison Love Proffitt, Husband and Wife**, ("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 11, PHASE II & III, HILLSBOROUGH PLACE, as shown on plat of record in Plat Book 5200, Page 160, 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 H. Petrie Mitchell and wife, Mary Belle Mitchell by Warranty Deed from James Frederick Baggett and wife, Tina J. Baggett, recorded on the 16th day of December, 1991 in Deed Book 8508, Page 563, in the Register's Office of Davidson County, Tennessee. The said H. Petrie Mitchell having since died on June 29, 2013.

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 II & III, HILLSBOROUGH PLACE, as recorded in Plat Book 5200, Page(s) 160.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5240, Page 165, amended in Book 5292, Page 134, re-recorded in Book 5332, Page 212 and Book 5150, Page 50.

Charter of Hillsborough Place Cooperative Corporation recorded in Book 5243, Page 928.

This is improved property located at 4225 Jamesborough Pl Nashville TN 37215.

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 13th day of August, 2013.

Mary Belle Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 13th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

