BILL GARRETT, Davidson County
Trans:T20130071653 DEEDWARR
Recvd: 08/20/13 09:14 3 pgs
Fees:18.00 Taxes:893.55
20130820-0087428

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0213HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of August, 2013.

Notary Public
Commission Expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kendell R. Mitchell 4315 Earlene Drive aka 1408 Winding Way Nashville, TN 37216	Wilson Bank & Trust 217 Donelson Pike Nashville, TN 37214	061.12-0-024.00

WARRANTY DEED

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,

Wendell D. Moore and Wilma Mays and Hilda Hargis and Helen Latch and Wanda Langlois, devisees under the Last Will and Testament of Ann W. Moore

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kendell R. Mitchell and Marietta A. Mitchell, husband and wife

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:

Being Lot No. 15 of Block "H" on the Preliminary Plat of Jackson Park Section 3, made by James A. Hamilton, Jr., Surveyor, December 6, 1948, and described according to said Plat as follows:

Beginning at a point in the southerly margin of Winding Way, where Eastdale Drive (now Earline Place) intersects same, at the common corner of Lots Nos. 14 and 15; thence with the line between said lots, southwesterly 265 feet more or less to a point; thence south easterly (distance not shown on plan, but 132.5 feet field measure, according to survey made March 24, 1950 by Yokley & Waggoner, Engineers) to a point in the northerly line of Lot No. 18, at the corner of Lots Nos. 15 and 16; thence with the line between Lots Nos. 15 and 16, northeasterly 240 feet more or less to a point in the southwesterly margin of Eastdale Drive (now Earline Place); thence with the margin of the same northwesterly 200 feet to the point of beginning.

Being the same property conveyed to J.H. Moore and wife, Ann W. Moore by Warranty Deed from Hubert S. Durham and wife, Daisy D. Durham, dated October 11, 1985 and filed for record October 21, 1985 in Book 6687, Page 167, Register's Office for Davidson County, Tennessee. J.H. Moore (aka Jesse Harold Moore) having since died, vesting Ann W. Moore (aka Freida Ann Wells Moore) as surviving tenant by the entirety. Ann W. Moore having died on December 27, 2012, see Petition and Order to Probate, and Last Will and Testament filed in Docket #13P460, Davidson County Probate Court. Property is devised to Wendell D. Moore, Hilda Hargis, Wilma Mays, Helen W. Latch and Wanda R. Langlois by Last Will and Testament of Ann W. Moore.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4315 Earlene Drive aka 1408 Winding Way, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of August, 2013.

Wendell D. Moore

Wendell D. Moore

Wilma Mays by Wendell D. Moore, attorney in fact
Attorney in Fact

Hilda Hargis Wendell D Moore
Hilda Hargis by Wendell D. Moore
Attorney in Fact attorney in fact

Helen W. Latch
Helen Latch

Wanda Langlois Wendell D. Moore
Wanda Langlois by Wendell D. Moore,
Attorney in Fact attorney in fact.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 14th day of August, 2013.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Helen Latch** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee this 14th day of August, 2013.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wendell D. Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Wilma Mays and Hilda Hargis and Wanda Langlois** and that he is authorized by **Wilma Mays and Hilda Hargis and Wanda Langlois** to execute this instrument on their behalf.

Witness my hand and official seal at HENDERSONVILLE, Tennessee this 14th day of August, 2013.

Angela A. Ramsey
Notary Public
My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014