Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $214,900.00

Bonnie Mitchell
Affiant

Subscribed and sworn to before me, this, 28th day of August, 2013.

Thomas N. Jones
Notary Public
My commission expires: 3/6/15

Davidson County DEEDWARR
Recvd: 08/29/13 10:55 3 pgs
Fees:18.00 Taxes:795.13
20130829-0091274

07-1308-85304

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mitchell Designs 3511 Wrenwood Avenue Nashville TN 37205	Same 3630 Richland Ave Nashville TN 37205	104-01-0-407.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Phyllis Sallee, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bonnie T. Mitchell d/b/a Mitchell Designs, hereinafter called the Grantees, their successors 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 Lot No. 14, on the Plan of Wrenwood, of record in Book 1130, Page 55, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Phyllis Sallee and Samuel Hadden by deed from Charles L. Bibee, married, dated August 24, 1998, recorded September 1, 1998, of record in Book 11090, Page 546, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Phyllis Sallee by Quitclaim Deed from Samuel Hadden, dated May 9, 2000, recorded June 1, 2000, of record in Instrument No. 20000601-0054527, Register's Office for Davidson County, Tennessee.
>
> Phyllis Sallee is one and the same person as Phyllis Sallee Dillard, and is one and the same person as Phyllis Jean Vikki Dillard.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; plan of record in Book 1130, Page 55, document of record in Docket No. 99P1152, Office of Davidson County Probate Court Clerk.
>
> This property is improved property known as 3511 Wrenwood Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28 day of August, 2013.

Phyllis Sallee by Kelley Jeanne Snead, her Attorney-in-Fact

Phyllis Sallee, by Kelley Jeanne Snead, her Attorney in Fact

POA of record in Instrument No. 20130829-0091273, RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelley Jeanne Snead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for Phyllis Sallee and that she is authorized by Phyllis Sallee to execute this instrument on her behalf.

Witness my hand in Franklin, TN, this 28 day of August, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
October 18, 2016

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

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 10/20/2013

