BILL CARRETT, Davidson County
Trans:T20130076917 DEEDWARR
Recvd: 09/05/13 11:02 2 pgs
Fees:13.00 Taxes:698.93
20130905-0093755

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

LINDSEY G BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-13-1400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hugh B. Mitchell	NEW OWNER	
(NAME)	(NAME)	
1400 Harwood Drive	SAME	**08304000300**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **TERRY PAUL RING, UNMARRIED AND JOSHUA D. MACFIE, UNMARRIED** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HUGH B. MITCHELL AND VANESSA V. MITCHELL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 8 ON THE MAP OF PORTER HEIGHTS, PART FOUR, AS OF RECORD IN BOOK 1424, PAGE 103, AND THE SOUTHERLY 67.35 FEET OF THE NORTHERLY 380.2 FEET OF THE EASTERLY 125 FEET OF LOT NO. 64 ON THE PLAN OF BROWNSVILLE AS OF RECORD IN BOOK 21, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF HARWOOD DRIVE AT THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINES BETWEEN SAID LOTS, WESTERLY 325 FEET TO A POINT; THENCE SOUTHERLY 67.35 FEET TO THE NORTH MARGIN OF MCKENNEL DRIVE; THENCE WITH THE MARGIN OF THE SAME; EASTERLY 304.81 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE NORTHEASTERLY 31.59 FEET TO THE WEST MARGIN OF HARWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTH 48.85 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TERRY PAUL RING, UNMARRIED TO TERRY PAUL RING, UNMARRIED AND JOSHUA D. MACFIE, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 10TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091210-0112894 AND WARRANTY DEED FROM LINDA H. VAUGHN, UNMARRIED TO TERRY PAUL RING, UNMARRIED AS RECORDED ON THE 2ND DAY OF NOVEMBER, 2009 IN INSTRUMENT NO. 20091102-0100767, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 103 AND PLAT BOOK 21, PAGE 9 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1400 Harwood Drive Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 27th day of August, 2013.

Terry Paul Ring

Joshua D. Macfie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry Paul Ring and Joshua D. Macfie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of August, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212