Return To: 13-0782
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130084776 DEEDWARR
Recvd: 10/01/13 14:04 2 pgs
Fees:13.00 Taxes:475.45

20131001-0102977

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$128,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert T. Jackson	United Wholesale Mtg.	07511009800
(NAME)	(NAME)	
645 Netherlands Drive	1414 East Maple Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2314	Troy MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jimmy R. Mitchell, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert T. Jackson** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 221, on the plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Henry C. Peck and wife, Margaret C. Peck and Willena R. Bruce by Deed from Bobby Smith Builders Inc., dated 07/29/1977 and filed for record on 08/01/1977 in Book 5177, Page 948, Register's Office for Davidson County, Tennessee. The said Henry C. Peck died in 1984, leaving Margaret C. Peck the sole surviving tenant by the entirety to their one-half interest in said property. The said Margaret C. Peck died intestate in 1990, leaving Willena C. Bruce her sole heir at law as evidenced by Affidavit of Heirship filed for record in Instrument 200311240170692, Register's Office for said County. The said Willena R. Bruce died intestate on 7/20/2011, The estate of Willena Rose. Bruce was declared insolvent by order filed in Probate Court Clerk's Office in Davidson County, Tennessee, 4/5/2013. Vera Smith was assigned as Personal Representative for the Estate of Willena Rose Bruce by Order authorizing sale of 645 Netherlands Drive, Hermitage, TN, 37076, was filed in Probate Court for Davidson County, Tennessee, 4/5/2013. Willena R. Bruce and Willena Rose Bruce are one and the same person.

Being the same property conveyed to Jimmy R. Mitchell by Deed from The Estate of Willena Rose Bruce, dated 05/16/2013 and filed for record on 05/20/2013 in Instrument 20130520005050 4, Register's Office for Davidson County, Tennessee. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to all matters as set forth per Plat Book 4675, Page 140, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 645 Netherlands Drive, Hermitage, TN 37076-2314
(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/or 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/or 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 27th day of September, 2013.

Jimmy R. Mitchell

State of Tennessee
County of Wilson

Personally appeared before me Jimmy R. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of September, 2013.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

