BILL GARRETT, Davidson County
Trans:T20130086528 DEEDWARR
Recvd: 10/07/13 11:33 2 pgs
Fees:13.00 Taxes:525.40
20131007-0105057

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of October, 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

JONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Blvd., #2100, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven G. Fenton and Susan E. Fenton	Peoples Home Equity, Inc.	087-05-04-0A-006.00-CO
(NAME)	(NAME)	
4013 Farmingham Woods Dr	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Christopher Edward Mitchell and Elisha Christine Mitchell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Steven G. Fenton and Susan E. Fenton, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Farmingham Woods, Phase 1, of record in Book 7900, page 228, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Christopher Edward Mitchell and wife, Elisha Christine Mitchell by deed of Jennifer L. Junier, now Neihoff, dated March 29, 2002 , of record in Instrument #20020405-0041780, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4013 Farmingham Woods Dr, Hermitage, TN 37076

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this **4th** day of **October, 2013**

Christopher Edward Mitchell by Elizabeth McDermott, attorney in fact

Christopher Edward Mitchell by Elizabeth McDermott, attorney in fact

Elisha Christine Mitchell by Elizabeth McDermott, attorney in fact

Elisha Christine Mitchell by Elizabeth McDermott, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Elizabeth McDermott, to me personally known or proved to me on the basis of satisfactory evidence to be the person described in, and who executed the foregoing instrument on behalf of **Christopher Edward Mitchell and Elisha Christine Mitchell**, as their duly appointed attorney in fact, and who acknowledged that she executed the same as the free act and deed of the said Christopher Edward Mitchell and Elisha Christine Mitchell. Said Power of Attorney of record at Instrument No. 20130070105056, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this **4th** day of **October, 2013**

Notary Public

My commission expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122