THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130094696 DEEDWARR
Recvd: 11/06/13 08:54 2 pgs
Fees:13.00 Taxes:325.60
20131106-0114961

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No |
|---|---|---|
| JOHN D. DENTON<br>4434 Brush Hill Road<br>Nashville, Tennessee 37216 | Same | 034-05-0-007.00 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALLACE P. MITCHELL, a single man,** has this day bargained and sold, and does hereby transfer and convey unto the said **JOHN D. DENTON, a single man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of Lot No. 39 on the Map of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the center line of Alta Loma Drive, 101 feet west of the westerly line of L & N Railroad right of way; thence with said Drive; North 80° 30' West, 115 feet to a point; thence, North 4° 25' East, 675 feet more or less to a point; thence, South 62° 15' East, 113 feet to a point which is North 62° 15' West, 88.5 feet from the westerly line of said L & N Railroad right of way; thence, South 4° 53' West, 645 feet more or less to the beginning.

Being the same property conveyed to WALLACE M. MITCHELL, by deed from EDWIN L. RICE AND WIFE, LILLIAN C. RICE, of record as Instrument No. 20000825-0084227, dated August 24, 2000, said Register's Office. (The said Wallace P. Mitchell and the said Wallace M. Mitchell are one and the same person.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $88,000.00.

Subscribed and sworn to before me,
this 4th day of November, 2013.
My Commission Expires: 3/8/16

Affiant

Notary Public

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

This is improved property known as 303 Alta Loma Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 4th day of November, 2013.

Wallace m Mitchell
**WALLACE P. MITCHELL**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **WALLACE P. MITCHELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4th day of November, 2013.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/8/16