Southland

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130105077 DEEDWARR
Recvd: 12/17/13 14:31 2 pgs
Fees:13.00 Taxes:55.50

20131217-0127486

MST 2013-1236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2013

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE JENNIFER S. DUNLAP

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie B. Mitchell Jr.	Charlie B. Mitchell, Jr.	17700003600
(NAME)	(NAME)	
0 Highway 96	354 Franklin Road	
(ADDRESS)	(ADDRESS)	
Franklin, TN37064	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James H. Cromwell and wife, Leslie W. Cromwell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charlie B. Mitchell Jr.,** 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 the Second Civil District of Davidson County, Tennessee, being Lot No. 28 of Fox Hollow Farms, Tract II, a plan not of record, located West of State Route 96, North of Old Harding Pike, and being more particularly described as follows:

BEGINNING at a tree in the North line of John Dillon, of record in Deed Book 9892, Page 728, said Register's Office, said point being the Southeast comer of Lot No. 27 (formerly designated as Lot No. 24) of said Fox Hollow Farms, Tract II; thence, leaving Dillon with the East line of Lot No. 27, North 480 38' 08" West, 474.34 feet to a point; thence, North 120 48' 28" West, 492.07 feet to a point at the Southwest corner of Lot No. 5 of Fox Hollow Farms; thence, with the southerly line of Lot No. 5, North 840 43' 08" East, 104.50 feet to a point; thence, leaving Lot No. 5, South 430 08' 45" East, 737.48 feet to a point in the North line of Dillon; thence, with Dillon, South 280 40' 33" West, 15.00 feet to a 24 inch tree; thence, South 260 08' 54" West, 159.05 feet to a point; thence, South 270 09' 07" West, 71.82 feet to a 14" tree; thence, South 360 26' 32" West, 55.94 feet to the point of BEGINNING.

Being property conveyed to James H. Cromwell and wife, Leslie W. Cromwell by deed of Highway 96 Partners, Ltd., a Tennessee limited partnership, of record in Book 9892, page 752, said Register's Office and in Instrument of Correction of record in Book 10675, page 549, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms, of record in Book 8960, Page 252, and as amended in Book 9048, Page 590, and in Book 9052, Page 433, Book 9137, Page 784, Book 9340, Paee 579, Book 9400, Pan 936 (corrected in Book 9772, Page 401, said Register's Office), in Book 9454, Page 59, in Book 9648, Page 407, in Book 9892, Page 743, and in Book 9981, Page 497, said Register's Office Restrictive Covenants of record in Book 8353, Page 806, said Register's Office Easement for Ingress and Egress and Utilities, of record in Book 8916, Page 345, and corrected in Book 8960, Page 247, in Book 9052, Page 433, and revised by Exhibit "B" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and Restrictions, of record in Book 9137, Page 784, said Register's Office; Instrument of Correction of record in Book 9305, Page 487, said Register's Office; and a Grant of Easement of record in Book 9340, Page 585, Register's Office for Davidson County, Tennessee. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 10675, pg 549, RODC, TN, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This property, known as 0 Highway 96, Franklin, TN 37064
(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 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, 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 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/our hand(s) this 4th DAY OF December 13

James H. Cromwell

Leslie W. Cromwell

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Cromwell and Leslie W. Cromwell, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2013.

Notary Public

My Commission Expires: 9/5/14

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY