BILL GARRETT, Davidson County
Trans:T20130106866 DEEDWARR
Recvd: 12/26/13 10:14 3 pgs
Fees:18.00 Taxes:1426.72
20131226-0129773

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385.600.00

Brenda K Belknap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS	
Benjamin S. Mitchell and Ann R. Mitchell	New Owner	119-06-0-247.00	070-13-056.00
(NAME) PO Box 50342	(NAME)	070-13-0-138.00	71-8-51 & 71-8-50
(ADDRESS) Nashville, TN 37205	(ADDRESS)	044-05-0-154.00	72-13-350
(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,

BENJAMIN S. MITCHELL, CO-EXECUTOR AND ANITA R. MITCHELL, CO-EXECUTOR OF THE MARY BEATRICE BEARD MITCHELL ESTATE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BENJAMIN S. MITCHELL AND WIFE ANN R. MITCHELL,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as

2698 Hartford Dr., Nashville, TN 37210
1915 South Hamilton Rd., Nashville, TN 37218
3106 River Dr., Nashville, TN 37218
308 Duke St., Nashville, TN 37207
210 Bridgeway Ave., Old Hickory, TN 37138
1213 B Cline Ave., Nashville, TN 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 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 our hands this ___ day of December, 2013.

The Mary Beatrice Beard Mitchell Estate

Benjamin S. Mitchell
Benjamin S. Mitchell, Co-Executor

Anita R. Elder Co Executor
Anita R. ~~Mitchell~~ Elder, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Benjamin S. Mitchell and Anita R. Mitchell**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument acting as the Co-Executor(s) of the Mary Beatrice Beard Mitchell Estate, with the authority to transfer and convey by himself/herself/themselves as trustee(s) under the said Olan B. Mitchell Family Trust.

Witness my hand and official seal this 20th day of December, 2013.

Notary Public

My Commission expires: 11/13/2017

EXHIBIT A

2698 Hartford Drive, Map/Parcel 119-06-0-247.00

Land in the 6th formerly the 9th Civil District of Davidson County, Tennessee, being lot No. 7 on the Plan of Bryant Heights Subdivision, as of record in Book 1835, Page 126, Register's Office for said County, described as follows:

Beginning at point on the northerly margin of Hartford Drive at the Southeast corner of Lot No. 6 on said plan, thence with the line between lots No. 6 and 7 northwardly 169.5 feet; thence north 88 degrees 51 minutes east 92.3 feet; thence south 1 degree 30 minutes west 173.8 feet to a point on the northern boundary line of Lot No. 24 on the Plan of Hidden Acres Subdivision, as of record in Book 1130, page 89, said Register's Office; thence with the northern boundary line of said Lot No. 24 north 88 degrees 12 minutes west 39.9 feet to the northeast corner of said Hartford Drive thence with the northerly margin of said Drive north 88 degrees 12 minutes west 52.4 feet to the beginning.

Being the same property conveyed to Mary B. Mitchell by deed from The Estate of Richard Forrest Glascock, Clifford Bates Glascock, as administrator and individually, recorded on June 30, 2011, of record in Instrument No. 20110630-0050094, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.

1915 South Hamilton Road, Map/Parcel 070-13-056.00

All that tract or parcel of land Being the Northerly ¾ of Lot No. 5, G. T. Sheegog Subdivision of Bordeaux, Block I, as of record in Book 421, Page 191, Register's Office, Davidson County, Tennessee.

Said Northerly ¾ of Lot No. 5 fronts 75 feet on the Westerly margin of South Hamilton Road and runs back 284 feet more or less on the Southerly line and 279 feet more or less on the Northerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Mary B. Mitchell by Special Warranty Deed from US Bank National Association as Trustee, recorded on June 7, 2011, of record in Instrument No. 20110607-0043469, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.

3106 River Drive, Map/Parcel 070-13-0-138.00

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Hailey's Subdivision of part of Lot No. 5 in G. T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

Said Lot No. 6 begins at a point on the northeasterly side of River Drive; 165 feet southeasterly from the intersection of said River Drive and South Hamilton Road and running thence northeasterly with the rear of Lots 1 and 2 on said Map 177 feet, 4 inches to a dead line; thence southeasterly with said dead line 100 feet to a point, the northeasterly corner of said Lot No. 7 on said map; thence southwesterly with the line of said Lot No. 7, 179 feet to River Drive, thence with said River Drive northwesterly, 100 feet to the beginning.

Being the same property conveyed to Mary B. Mitchell by deed from The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A. as trustee for the benefit of the Certificate holders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1, recorded on June 8, 2010, of record in Instrument No. 20100608-0044481, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.

308 Duke Street, Map/Parcel 71-8-51 and 71-8-50

Tract One:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 66 on the northerly part of the easterly one-half of Lot No. 49 on the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front approximately 50 feet on the southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Tract Two:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 65 and the northerly part of the westerly one-half of Lot No. 50, of the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together approximately 50 feet on the southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Being the same property conveyed to Mary Mitchell by Administrator's Quitclaim Deed from Jeffrey Mitchell, as the Administrator of the Estate of George D. Mitchell, recorded on October 21, 2013, of record in Instrument No. 20131021-0109548 Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.

210 Bridgeway Avenue, Map/Parcel 044-05-0-154

Land in Davidson County, Tennessee, being Lot No. 33 and the westerly 20 feet of Lot No. 32 on the unrecorded Map of Rayon City, made July 30, 1928, by John Wilkes, Civil Engineer, described as follows:

Beginning at a point in the northerly margin of Bridgeway Avenue, as now located, 109 feet east of the northeast intersection of said Avenue and Keeton Avenue, the common corner of lots Nos. 33 and 34 on said plan; thence with the line between said lots, northwardly 148.6 feet to the south line of lot No. 36, which point is 100 feet east of the easterly margin of Keeton Avenue; thence with the south line of lots Nos. 36 and 46 and the north line of lots No. 32 and 33, eastwardly 70 feet to a point, which point is 121.6 feet west of the westerly margin of Dupont or Newell Avenue, as measured along the south line of Lot No. 46; thence southwardly 151 feet, more or less, to the northerly margin of Bridgeway Avenue, thence with the same westwardly 73 feet to the point of beginning.

Being the same property conveyed to Mary Mitchell by Administrator's Quitclaim Deed from Jeffrey Mitchell, as the Administrator of the Estate of George D. Mitchell, recorded on October 21, 2013, of record in Instrument No. 20131021-0109547, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.

1213 B Cline Street, Map/Parcel 72-13-350

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 21, on the plan of the Nashville Trust Company Subdivision of the Tim H. Moores Subdivision of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the easterly margin of Cline Avenue, at the common corner of Lot No. 21 and 22, on the above sited plan thence easterly 232 feet 3 inches, more or less, to the westerly margin of an alley, thence with the westerly margin of said alley southerly 50 feet to a point, said point being the northeast corner of the property conveyed to Charles O. Boyd, et ux, of record in Book 2099, page 272, in the said Register's Office, thence westerly with the northerly boundary of said Boyd property 227 feet 3 inches, more or less, to the easterly margin of Cline Avenue, thence with the easterly margin of said Avenue, northerly 50 feet to the point of beginning.

Being the same property conveyed to Olan B. Mitchell and wife, Mary B. Mitchell, by deed from Rose K. Saperstein, Jerry Karr and Shirley B. Karr recorded on January 19, 1972, of record in Book 4570, Page 204, Register's Office for Davidson County, Tennessee. The said Olan B. Mitchell having died on May 24, 2005 vesting the property in Mary b. Mitchell as sole surviving spouse. The said Mary B. Mitchell having since died testate on May 8, 2013, Davidson County Probate Docket No. 13P-1121 vesting the property in Benjamin S. Mitchell and Anita R. Elder as Co-Executors to sell, transfer and convey without joinder of any beneficiary or Court Order.