BILL GARRETT, Davidson County
Trans:T20130106869 DEEDWARR
Recvd: 12/26/13 10:17 2 pgs
Fees:13.00 Taxes:1171.79
20131226-0129777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,700.00

Brenda R Lehman
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/13/17

(AFFIX SEAL)

J. TRENT LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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	83-10-99
(NAME) PO Box 50342	(NAME)	071-6-094
(ADDRESS) Nashville, TN 37205	(ADDRESS)	93-8-63
(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 TRUSTEE OF THE OLAN B. MITCHELL FAMILY TRUST,

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 404 Lakchurst Dr., Nashville, TN 37205; 917 Blue Ridge Ave., Nashville, TN 37207; 1017 Davidson St., 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 20th day of December, 2013.

Benjamin S. Mitchell, Trustee of the Olan B. Mitchell Family Trust

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**, 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 Trustee(s) of the Olan B. Mitchell Family Trust, 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.

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 11/13/2017

EXHIBIT A

404 Lakehurst Avenue, Map/Parcel 83-10-99:

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 101, all of Lot No. 102, and all of Lot No. 103 except the northerly 17.05 feet, on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 101, all of Lot No. 102 and said part of Lot No. 103 adjoin and front together 62.5 feet on the westerly side of Lakehurst Drive and extend back between parallel lines, 128 feet to an alley.

Being the same property conveyed to Mary B. Mitchell and George Dwain Mitchell, Co-Trustees of the Olan B. Mitchell Family Trust by Trustee's Deed from the Olan B. Mitchell Revocable Trust dated August 27, 2004, recorded on January 3, 2006, of record in Instrument No. 20060103-0000565, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell and George Dwain Mitchell having since died. Benjamin S. Mitchell, the duly appointed successor Trustee executes this conveyance as successor Trustee.

917 Blue Ridge Avenue, Map/Parcel 071-6-094:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dan Leech Subdivision, of record in Book 1424, page 70, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary B. Mitchell and George Dwain Mitchell, Co-Trustees of Olan B. Mitchell Family Trust by Trustee's Deed from the Olan B. Mitchell Revocable Trust dated August 27, 2004, recorded on January 3, 2006, of record in Instrument No. 20060103-0000565, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell and George Dwain Mitchell having since died. Benjamin S. Mitchell, the duly appointed successor Trustee executes this conveyance as successor Trustee.

1017 Davidson Street, Map/Parcel 93-8-63

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Shelby Heights Subdivision, Section II as of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary B. Mitchell and George Dwain Mitchell, Co-Trustees of Olan B. Mitchell Family Trust by Trustee's Deed from the Olan B. Mitchell Revocable Trust dated August 27, 2004, recorded on January 3, 2006, of record in Instrument No. 20060103-0000565, Register's Office for Davidson County, Tennessee. The said Mary B. Mitchell and George Dwain Mitchell having since died. Benjamin S. Mitchell, the duly appointed successor Trustee executes this conveyance as successor Trustee.