WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/14 14:31 3 pgs
Fees:18.00 Taxes:666.00
20140204-0009970

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$180,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 31st day of January, 2014

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anh Vu P Do	SunTrust Mortgage, Inc.	102-3-152
399 Annex Avenue	901 Semmes Avenue	
Nashville, TN 37209	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Nicholas Mitchell, Diane Toedter, Christopher Peery Mitchell, and James Wesley Durham**, hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **Anh Vu P Do and Vicky Phan, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1222 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 1222 fronts 79.20 feet on the easterly side of Annex Avenue and extends back 158.7 feet on the northerly line and 156.9 feet on the southerly line, to a line in the rear on which it measures 61.71 feet.

Being the same property conveyed to Gertrude M. Sholey and Margaret M. Farless, a life estate with Remainder with power to sell, convey and encumber with the joinder of any beneficiary to revert to Robert M. Mitchell and wife, Sue Peery Mitchell by Quitclaim Deed dated 9/20/96 of record in Book 10283, page 803, Register's Office for Davidson County, Tennessee. Said Gertrude M. Sholey, Margaret M. Farless, Robert M. Mitchell and Sue Peery Mitchell having all since died. Said property now vested in Robert Nicholas Mitchell, James Wesley Durham, Diane Toedter and Christopher Perry Mitchell by Affidavits of heirship of dated 9/25/13 and found of record in Instrument Numbers 20131001-0102674 and 20131001-0102673, Register's Office for Davidson County, Tennessee.

Note: for the purpose of this transaction, Christopher Peery Mitchell a/k/a Christopher Perry Mitchell.
Note: for the purpose of this transaction, Dianne Toedter a/k/a Diane Toedter

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20051021-0127267, Register's Office for Davidson County, Tennessee.

This is improved property known as: **424 Annex Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 31, ~~2013.~~ 2014

Robert Nicholas Mitchell
Robert Nicholas Mitchell

Diane Toedter
Diane Toedter

Christopher Peery Mitchell
Christopher Peery Mitchell

James Wesley Durham by Diane Toedter Atty. in fact
James Wesley Durham by Diane Toedter as Attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Nicholas Mitchell, Diane Toedter, Christopher Peery Mitchell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 31, ~~2013~~ 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Diane Toedter, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for James Wesley Durham the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James Wesley Durham the bargainor(s), by the said Diane Toedter, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS ~~my~~ hand and seal, this 31st day of January, 2014

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE