BILL GARRETT, Davidson County
Trans:T20140012077 DEEDWARR
Recvd: 02/21/14 08:35 2 pgs
Fees:13.00 Taxes:647.50
20140221-0014776

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0033HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Kendell R. Mitchell
Affiant

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of February, 2014.

Angela A. Ramsey
Notary Public
Commission Expires: 4/23/2014

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kendell R. Mitchell 1201 Haysboro Avenue Nashville, TN 37216	OWNER 1408 WINDING WAY NASHVILLE TN 37216-2218	061.04-0-058.00

WARRANTY DEED

FOR AND IN 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, I/WE,

The Clement Trust, dated January 29,2014, Virginia Evelyn Clement, Trustor and/or Trustee

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kendell R. Mitchell and Marietta A. Mitchell, husband and wife

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 Davidson County, Tennessee, being the westerly 110 feet of Lot No. 14 on the Plan of M. C. McGaughey's First Haysboro Subdivision, as of record in Book 843, page 23, Register's Office for said County.

Said part of Lot No. 14 fronts 10 feet on the northerly side of Haysboro Road and runs back 126.3 feet on the westerly line, with the easterly margin of Marina Avenue and 138 feet, more or less, on the easterly line, to the southerly line of Lot No. 13, measuring 110 feet thereon.

Being the same property conveyed to James T. Clement, Sr. and wife, Virginia J. Clement by Warranty Deed from Letitia McClearen Cole, dated January 9, 1978 and filed for record January 14, 1987 in Book 7107, Page 87; and rerecorded April 8, 1987 in Book 7195, Page 448, Register's Office for Davidson County, Tennessee. James T. Clement, Sr. having since died.

Further being the same property conveyed to The Clement Trust, dated January 29, 2014, Virginia Evelyn Clement, Trustor and/or Trustee by Quitclaim Deed from Mrs. Virginia J. Clement, dated January 29, 2014 and filed for record January 30, 2014 in Instrument No. 20140130-0008456, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1201 Haysboro Avenue, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of February, 2014.

The Clement Trust

Virginia Evelyn Clement, Trustee

By: Virginia Evelyn Clement, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Evelyn Clement, Trustee of The Clement Trust** 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of ~~February~~, 2014.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014