BILL CARRETT, Davidson County
Trans:T20140012522 DEEDWARR
Recvd: 02/24/14 09:04 2 pgs
Fees:13.00 Taxes:332.63
20140224-0015483

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emmanuel L. Mitchell, an unmarried man	First Community Mortgage, Inc.	05314013100
	(NAME)	
209 Nawakwa Trail	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert W. Slate Family Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Emmanuel L. Mitchell, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7, NAWAKWA HILLS, POW-WOW ADDITION, SECTION I, AS OF RECORD IN BOOK 843, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE ROBERT W. SLATE FAMILY TRUST BY PERSONAL REPRENTATIVE'S QUITCLAIM DEED OF RECORD BY INSTRUMENT NO. 20091208-0112334, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 209 Nawakwa Trail, Madison, TN 37115
(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 18th day of February, 2014.

WARRANTY DEED
(Continued)

Robert W. Slate Family Trust

BY: _____
Robert W. Slate, II, Co-Trustee

By: _____
Bobbie Ruth Slate Williams, Co-Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert W. Slate, II and Bobbie Ruth Slate Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Trustees of Robert W. Slate Family Trust, and in their capacity as such Co-Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 18th day of February, 2014.

_____
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072