Davidson County DEEDWARR
Recvd: 02/28/14 11:11 3 pgs
Fees:18.00 Taxes:439.93
20140228-0017322

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-0022

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Sarasota

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00.

Benjamin S. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF Feb, 2014.

Notary Public State of Florida
Penelope Murphy
My Commission EE148798
Expires 01/03/2016

~~Notary Public~~

Commission Expiration: 01/03/2016

ADDRESS OF NEW OWNER:
Laminta Poe
3405 Old Anderson Road #214
Antioch, TN 37013

SEND TAX BILLS TO:
Pinnacle Bank
150 Third Ave S #900
Nashville, TN 37201

MAP-PARCEL:
136150A07600C0

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Benjamin S. Mitchell, married

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

Laminta Poe, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit 76, Watercrest Townhomes, Phase 2, First Revision, as shown on plat of record in Plat Book 11190, page 81, in the Register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles G. Beaudette, married, and Gail A. Uselding, unmarried on 10/16/2012 by deed from Melissa C. Dismukes and husband, Joseph Barton Dismukes, filed for record on 10/22/2012 in Instrument No. 20121022-0096332, in the Register's Office for Davidson County Tennessee.

Being the same property conveyed to Benjamin S. Mitchell on 04/02/2013 by deed from Charles G. Beaudette and Gail A. Uselding, filed for record on 04/04/2013 in Instrument No. 20130404-0033289 and corrected by Scrivener's Affidavit of record in Instrument No. 20130911-0095889, in the 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.

This is improved property known as **3405 Old Anderson Road, Unit #214, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 26 day of Feb, 2014.

Benjamin S. Mitchell

Benjamin S. Mitchell

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin S. Mitchell,** 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 SARASOTA, Florida, ~~Tennessee~~ this 26 day of Feb., 2014.

Notary Public

Commission Expiration: 01/03/2016

Notary Public State of Florida
Penelope Murphy
My Commission EE148798
Expires 01/03/2016

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016