WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/14 08:00 2 pgs
Fees:13.00 Taxes:591.63
20140305-0018298

State of Tennessee)
County of Davidson)

14-01-013-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,901.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of February, 2014

Notary Public

My Commission Expires: 5-23-15 (AFFIX SEAL)

KRIS MCROSS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WARREN B. WEST **BARBARA J. WEST**	"NEW OWNER"	82-8
(NAME) 725 Myrtle Street	(NAME)	193.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **EVA DIGGINS MITCHELL, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WARREN B. WEST, BARBARA J. WEST, AND DAVID G. GUIDERA, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee(s), 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 Lot No. 13 and the Southerly part of Lot No. 14 on the Plan of J. W. McFerrin 6 1/4 acre tract subdivided by McNish as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot 13 and part of Lot No. 14 front together 58 feet on the easterly side of Myrtle Street and run back between lines 159 feet on the Northerly line and 160.3 feet on the Southerly line to an alley in the rear, measuring 58 feet thereon.

BEING all the same property conveyed to EVA C. DIGGINS, by Deed from CUMBERLAND BUILDERS, INC., of record in Book 4616, Page 575 and as corrected in Book 4647, Page 654, Register's Office for Davidson County, Tennessee. Subsequently, EVA C. DIGGINS MITCHELL, UNMARRIED, conveyed her interest to EVA C. DIGGINS MITCHELL, UNMARRIED AND WENDY MCQUILLER, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, by Deed of record in Instrument No. 20000711-0068617, said Register's Office. Then, WENDY MCQUILLER STOVALL AND TROY STOVALL, HUSBAND AND WIFE, conveyed their interest to EVA DIGGINS MITCHELL, UNMARRIED, by Deed of record Instrument No. 20131219-0128467, Register's Office for Davidson County, Tennessee. EVA C. DIGGINS, EVA C. DIGGINS MITCHELL AND EVA DIGGINS MITCHELL being one and same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **725 Myrtle Street, Nashville, TN, 37206.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 14th day of February, 2014.

Eva Diggens Mitchell
EVA DIGGINS MITCHELL

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 **EVA DIGGINS MITCHELL, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of February, 2014.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: ~~09/09/14~~ 5-23-15

Notary Public

KAREN MORRIS NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY