WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/29/14

(AFFIX SEAL)

LEWIS BRONER McCOY CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

G-RG-14-1408

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Mitchell and Amanda Mitchell	**First State Bank**	
(NAME)	(NAME)	
1408 Forest Side Court	**7114 Hwy 70 S, Suite 105**	**141-15-C-32.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LESLIE H. EMBRY JASON EMBRY, WIFE AND HUSBAND** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL MITCHELL AND AMANDA MITCHELL, HUSBAND AND WIFE** hereinafter called the Grantee(s), 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 145, ROLLING RIVER ESTATES, PHASE 5, as shown on plat of record in Plat Book 5800, Page 33, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leslie H. Embry and Jason Embry, wife and husband by Warranty Deed from Gary Kevin Mills and Jennie T. Mills, recorded on the 28th day of May, 2008 in Instrument No. 20080528-0054352, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING RIVER ESTATES, PHASE 5, as recorded in Plat Book 5800, Page(s) 33, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 4788, Page 950, Book 4871, Page 640, Book 4892, Page 689 and Book 5855, Page 605, Register's Office for Davidson County, Tennessee.
- Terms and provisions of b y-Laws recorded in Book 4892, Page 679, Register's Office for Davidson County, Tennessee.
- Charter recorded in Book 4892, Page 671, as amended in Book 8276, Page 552, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1408 Forest Side Court, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140026222 DEEDWARR
Recvd: 04/17/14 14:02 2 pgs
Fees:13.00 Taxes:899.10
20140417-0032393

Witness my/our hand(s) this the 15th DAY OF APRIL, 2014.

Leslie H. Embry

Jason Embry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESLIE H. EMBRY AND JASON EMBRY, the within named bargainor, 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, this the 15th of April, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212