BILL GARRETT, Davidson County
Trans:T20140033602 DEEDWARR
Recvd: 05/14/14 15:10 2 pgs
Fees:13.00 Taxes:6419.50
20140514-0041487

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,735,000.00. Affiant Subscribed and sworn to before me, this the 12th day of May, 2014. Notary Public My commission expires: 7.3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Toby S. Wilt, Jr. Betsy Wilt	Truxton Trust	
1317 Chickering Rd.	4525 Harding Pike, #300	144-05-0-006.00
Nashville, TN 37215	Nashville, TN 37205	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **WALTRAUT MIZELL, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOBY S. WILT, JR. AND BETSY WILT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two tracts of land located in Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1: Being the north part of Lot No. 6 on the unrecorded plan of Edwin Warner's Subdivision of part of the 75-acre tract in Belle Meade, described according to a copy of a survey made by W.B. Southgate, Surveyor, in August 1935.

Beginning at a point in the westerly line of Belle Meade Pike, the northeast corner of part of Lot No. 6 conveyed to H. Frank Burkholder and wife, by deed from Emily Warner Dean and husband, of record in Book 996, page 289, Register's Office for said County, said point being 56 feet north of the common comer of Lots Nos. 6 and 7 on said plan; thence with Burkholder's northerly line north 71° west 357.6 feet to a point 50 feet north of the common corner of Lots Nos. 6 and 7; thence with the west line of Lot No. 6 northerly 250 feet to the common comer of Lots Nos. 5 and 6; thence with the line between said lots South 71° east 388 feet to the westerly margin of Belle Meade Pike; thence with the margin of the same southerly 294 feet to the point of beginning.

TRACT NO. 2: A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, December 30, 1950, as follows:

Beginning at the northwest corner of the property conveyed to Sam M. Fleming, Jr. and wife, by deed from Emily Warner Dean and husband, of record in Book 1086, page 249, Register's Office for said County; thence North 72° west 395.5 feet; thence South 22° West 202 feet to the northwest comer of a 2.88 acre tract; thence with the northerly line of said tract south 64-1/2° East 419 feet to the northeast corner of said 2.88 acre tract; thence northwardly 250 feet to the beginning, containing 2.26 acres, more or less.

Being the same property conveyed to Waltraut Mizell by Quitclaim Deed from Waltraut Mizell f.k.a. Waltraut Farrar, individually, and as Executrix of the Estate of Rudolph S. Farrar, of record in Instrument No. 20101229-0103660, Register's Office for Davidson County, Tennessee, dated December 16, 2010 and recorded on December 29, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1317 Chickering Rd., Nashville, TN 37215.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of May, 2014.

Waltraut Mizell

Waltraut Mizell

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Waltraut Mizell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2014.

Notary Public

My Commission Expires: 6/26/2014

Andrew H. Mizell, III, spouse of **Waltraut Mizell**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Andrew H. Mizell, III

BROOKE L. RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew H. Mizell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of May, 2014.

Notary Public

My commission Expires 6/26/2014