File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140034761 DEEDWARR
Recvd: 05/19/14 13:35 2 pgs
Fees:13.00 Taxes:2349.50
20140519-0042867

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53256
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Carl Mitchell Mona Mitchell 66 Revere Park Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116080C06600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$635,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Margaret T. Hutton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Carl Mitchell and spouse, Mona Mitchell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Sugartree, Revision 2, of record in Book 4860, Pages 79 and 80, Book 5122, Page 326, and Book 5238, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret T. Hutton by Warranty Deed from Charles M. Plaxico and wife, Eleanor C. Plaxico, dated February 1, 1996 and recorded on February 5, 1996 in Book 9938, page 614, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, Pages 79 and 80, Book 5122, Page 326, and Book 5238, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5574, page 138, Book 5691, page 61, and Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 66 Revere Park, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of May, 2014.

Margaret T. Hutton

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2014 , before me the undersigned authority, personally appeared Margaret T. Hutton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $635,000.00

Carl E. Mitchell
Affiant

Sworn and subscribed before me this the 15th day of May, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public