Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140037069 DEEDWARR
Recvd: 05/28/14 11:29 2 pgs
Fees:13.00 Taxes:592.00

20140528-0045701

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 8/29/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vivian Little	Franklin American Mortgage Company	078A 027.00
(NAME) 1017 Todd Preis Drive	(NAME) 501 Corporate Centre Drive Suite 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stanley L. Mitchell and wife, Tracy S. Mitchell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Vivian Little, a single woman**, hereinafter called the Grantees, 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, State of Tennessee, being Unit No. S-405, of Phase One, Section Four, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, page 440 and Amended in Book 4956, page 756 and Plat Book 4860, pages 17-19, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stanley L. Mitchell and wife, Tracy S. Mitchell by Warranty Deed dated August 25, 2003 from Walton D. Barker and Gerald A. Winer, both unmarried and filed of record in Instrument No. 20030904-0128364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 1017 Todd Preis Drive, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 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 our hands this **23rd** day of **May, 2014**

Stanley L. Mitchell

Tracy S Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Stanley L. Mitchell and Tracy S Mitchell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **23rd** day of **May, 2014**

Notary Public

My commission expires: 8/29/2015

COUNTY OF WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
SUSAN L. HEINRICH