BILL GARRETT, Davidson County
Trans:T20140044810 DEEDWARR
Recvd: 06/24/14 15:06 2 pgs
Fees:13.00 Taxes:978.65

20140624-0055198

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Lisa LeVitus

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~November 13, 2017~~. 3/14/14

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Levitus	Bank of America, N.A.	11509004000
(NAME)	(NAME)	
6766 Pennywell Dr.	7105 Corporate Drive, PTX-A285	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

BENJAMIN S. MITCHELL AND ANITA ELDER CO-TRUTEES OF THE MARY B. MITCHELL REVOCABLE TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LISA LEVITUS, UNMARRIED

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, Tennessee, being Lot No. 125 on the Plan of Section V, West Mead Hills, as of record in Book 3300, Page 98, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Olan B. Mitchell and wife, Mary B. Mitchell by deed from James Lloyd Allen and wife, Anne Lorraine Allen, recorded on July 29, 1994, of record in Book 9433, Page 682, Register's Office for Davidson County, Tennessee. The said Olan B. Mitchell having since on May 24, 2005. Property vesting in Mary B. Mitchell as surviving Tenant by the Entirety. The said Mary B. Mitchell having since died testate on May 8, 2013 her Last Will and Testament being admitted of record in the Probate Court for Davidson County, Tennessee Docket No. 13P-1121, vesting the subject property Benjamin S. Mitchell and Anita Elder Co-Trustees of The Mary B. Mitchell Revocable Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6766 Pennywell Dr., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 20th day of June, 2014.

The Mary B. Mitchell Revocable Trust

Benjamin S. Mitchell

By: Benjamin S. Mitchell, Co-Executor and as Co-Trustee

Anita Elder

By: Anita Elder, Co-Executor and as Co-Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Benjamin S. Mitchell and Anita Elder with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Co-Trustees of the **MARY B. MITCHELL REVOCABLE TRUST**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **MARY B. MITCHELL REVOCABLE TRUST** by him/herself as Co-Trustees.

Witness my hand and official seal at on this 20th day of June, 2014

Commission expires: November 13, 2017

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public