BILL GARRETT, Davidson County
Trans:T20140061638 DEEDWARR
Recvd: 08/20/14 13:21 2 pgs
Fees:13.00 Taxes:684.50
20140820-0075825

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1088

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nathan William Mitchell 7252 Highway 70 South #1101 Nashville, TN 37221	New owner	142-7-F-45.00

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Codasta Thomas
Affiant

Subscribed and sworn to before me, this the 21st day of July, 2014.

Jessica N. Brooks
Notary Public

My Commission Expires: 6-13-17
(Affix Seal)

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Kanyimbu V. Mawawa, an unmarried individual, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Nathan William Mitchell, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 45, Unit 1101, of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed recorded as Instrument No. 20000720-0071772; re-recorded as Instrument No. 20000828-0084760; and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the site plan of Bellevue Commons as set forth in said Master Deed, for a more complete description of said Unit.

Being the same property conveyed to Kanyimbu V. Mawawa, unmarried by Warranty Deed from Scott Billingsby, an unmarried man, dated December 21, 2005, recorded December 27, 2005, of record in Instrument No. 20051227-0154414, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7252 Highway 70 South #1101, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of **July, 2014.**

GRANTOR(S)

✓ _____
Kanyimbu V. Mawawa

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kanyimbu V. Mawawa** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **21st** day of **July, 2014.**

_____
Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015