THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR	MAP-PARCEL
Edward Duane Mueller, Jr.	PAYMENT OF REAL PROPERTY TAXES:	Davidson County:
1009 Highland Ave.	Same as New Owner	Map 2, Parcel 2
Goodlettsville, TN 37072		Robertson County:
		Map 132N, Parcel 05800

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **JAMES R. MITCHELL and wife EVELYN C. MITCHELL** hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto **EDWARD DUANE MUELLER, JR.,** an unmarried man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land partly in Davidson County, State of Tennessee and partly in Robertson County, State of Tennessee, described as follows, to-wit:

> Lot No. 1 on the Plan of the David Mitchell Lots, filed for record as Instrument (plat) No. 200010050098949 in the Register's Office for Davidson County, Tennessee and in Plat Book 12, Page 31, Register's Office for Robertson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of the said property.
>
> Being the same property conveyed to **JAMES R. MITCHELL and wife EVELYN C. MITCHELL** by deed from **DAVID MITCHELL and wife REBECCA K. MITCHELL** of record in Book 20020424-0050623 Register's Office for Davidson County, Tenessee and of record in Book 757, Page 459-460, Register's Office for Robertson County, Tennessee.
>
> The mailing Address for the said property is 1009 Highland Ave., Goodlettsville, TN 37072.

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, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2014 for Davidson County, Robertson County and the City of Ridgetop, which are a lien, but not yet due and payable, and which will be paid in full by the

BILL GARRETT, Davidson County
Trans:T20140067003 DEEDWARR
Recvd: 09/09/14 10:56 2 pgs
Fees:13.00 Taxes:185.00
20140909-0082428

GRANTORS, without proration, when due. Taxes for all future years

will be paid, by the GRANTEE.

Subject to all other matters which are apparent or of record,.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

James R. Mitchell
JAMES R. MITCHELL

Evelyn C. Mitchell
EVELYN C. MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and state, JAMES R. MITCHELL and wife EVELYN C.MITCHELL with whom I am personal acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand on this the 5th day of September, 2014 (To be effective September 1, 2014)

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: June 26, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $$50,000.00. (Tax is paid in Davidson County, TN)

Edward Duane Mullen
AFFIANT

Sworn to and subscribed before me on this the 5th day of September, 2014 (To be effective September 1, 2014)

NOTARY PUBLIC

My Commission Expires: June 26, 2017

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY