THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1321

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard G. Soper Sherry R. Soper 404 Chesterfield Avenue Nashville, TN 37212	New owner	104-10-0-122.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14132

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $775,000.00

Affiant

BILL GARRETT, Davidson County
Trans:T20140073183 DEEDWARR
Recvd: 09/30/14 09:09 2 pgs
Fees:13.00 Taxes:2867.50
20140930-0089777

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My Commission Expires:
(Affix Seal)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

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 **Alan L. Mittelsdorf and wife, Katherine W. Mittelsdorf, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Richard G. Soper and Sherry R. Soper, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 126 on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Earle Drake, County Surveyor, October 10, 1930, as follows:

Beginning on the northeasterly margin of Chesterfield Avenue, at a point 88 feet southeast of the southeasterly margin of Marlborough Avenue; thence with the northeasterly margin of Chesterfield Avenue, South 48 ½ deg. East 89 feet to an iron pin; thence north 40 deg. East 210 feet to a stake; thence north 48 ½ deg. West, parallel with Chesterfield Avenue, 89 feet to a stake; thence south 40 deg. West 210 feet to the beginning.

Being the same property conveyed to Alan L. Mittelsdorf and wife, Katherine W. Mittelsdorf by Warranty Deed from Mark M. Jones and Shirley Gleason Jones, Trustees, u/a/d April 27, 1998, of the Jones Joint Revocable Living Trust Agreement, deed dated August 30, 2001, recorded September 4, 2001, of record in Instrument No. 20010904-0095222, Register's Office for Davidson County, Tennessee.

This is improved property located at: **404 Chesterfield Avenue, Nashville, TN 37212**

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) All matters shown on the Map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, (4) All matters described according to a survey made by Earle Drake, County Surveyor, dated October 10, 1930, (5) Restrictive Covenants of record in Book 587, page 558; Register's Office for Davidson County, Tennessee, (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 **29th** day of **September, 2014.**

GRANTOR(S)

Alan L. Mittelsdorf

Katherine W. Mittelsdorf

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 **Alan L. Mittelsdorf and Katherine W. Mittelsdorf** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **29th** day of **September, 2014.**

Notary Public
My Commission Expires: 6-1-15

