WARRANTY DEED VB2014 0171 Davidson County DEEDWARR Recvd: 10/07/14 15:17 3 pgs Fees:18.00 Taxes:425.50 20141007-0093054	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00. Benjamin S. Mitchell AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF OCTOBER, 2014. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-17

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Benjamin S. Mitchell **104 Bonaventure Place** **Nashville, TN 37205**	**Same**	**148 01 0 031.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, James H. Gamble and wife, Frankie G. Gamble, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Benjamin S. Mitchell, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 223 on the Plan of Hillbrook, Section 1, of record in Book 3106, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 223 fronts 75.0 feet on the northerly side of Lucky Drive and extends back between lines, 133.7 feet on the westerly line and 161.9 feet on the easterly line, which is a broken line to a dead line in the rear measuring 66.1 feet thereon.

Being the same property conveyed to James H. Gamble and wife, Frankie G. Gamble by Warranty Deed from Claude V. Carroll and wife, Mary Lynn Carroll dated May 7, 1963, recorded in Book 3537, Page 179, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **202 Lucky Drive, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and paid at closing;
(2) All restrictions of record in Book 3277, Page 482, and Book 3286, Page 375;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 3106, page 42;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 7th day of October, 2014.

GRANTORS:

James H. Gamble

Frankie G. Gamble

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared James H. Gamble and Frankie G. Gamble, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 7th day of October, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

