This instrument prepared by:
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Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22411.2014

Davidson County DEEDWARR
Recvd: 12/12/14 15:51 4 pgs
Fees:23.00 Taxes:1295.00
20141212-0114146

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Bonnie T. Mitchell 3630 Richland Ave Nashville, TN 37205	Same	104 05 0 391.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Sharon King and Gene T. Miller, Jr., as the sole heirs at law of Alice Daniel Hyder**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Bonnie T. Mitchell,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 120 on the Map of Richland Realty Company's Second Subdivision, Division "B", as of record in Book 332, Page 92, Register's Office of Davidson County, Tennessee. Said Lot No. 120 fronts 50 feet on the southerly side of Central Avenue and runs back between lines 192.5 feet on the westerly line and 192 feet on the easterly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Alice Daniel Hyder by Quitclaim Deed dated December 30, 1996 from Katherine L. Daniel as the surviving tenant by the entirety and being of record in Book 10305, Page 879, Register's Office of Davidson County, Tennessee. And being the same property vested in Sharon King and Gene T. Miller, Jr. as the sole heirs at law of Alice Daniel Hyder, see Affidavit of Inheritance dated August 16, 2006 of record in Instrument Number 20060817-0101407, Register's Office of Davidson County, Tennessee, and the documents pertaining to probate of Alice Daniel Hyder Docket #1508 Probate Court of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2014 taxes are a lien and are now due and payable and are being paid simultaneously with the recording of this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 332, Page 92, said Register's Office.

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, her heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 3533 Central Avenue, Nashville, Tennessee 37205.

Executed on this 11th day of December, 2014.

Sharon King

Gene T. Miller, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Sharon King and Gene T. Miller, Jr., with whom I am personally 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 this 11th day of December, 2014.

Thomas N. Jones
Notary Public State of Tennessee Notary Public County of Williamson

My Commission Expires: 2/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 11th day of December, 2014.

Thomas N. Jones
Notary Public State of Tennessee Notary Public County of Williamson

My Commission Expires: 2/6/15

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

