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| RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY<br>MY COMMISSION EXPIRES: June 22, 2015 | State of Tennessee<br>County of Sumner<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Feb, ~~201~~ 2015<br>Notary Public<br>MY COMMISSION EXPIRES: |

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP/PARCEL |
|---|---|---|
| AUBREY SALING | New Owner | 015-00-0/106.00 |
| (NAME)<br>2633 UNION HILL ROAD | (NAME) | |
| (ADDRESS)<br>JOELTON, TN 37080 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, HOLLI BINKLEY MITCHELL (FORMERLY KNOWN AS HOLLI BINKLEY) AND MELVIN MITCHELL, WIFE AND HUSBAND, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AUBREY SALING, A SINGLE WOMAN AND BRIAN SALING, A ~~SINGLE~~ married MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: BPS

**A TRACT OF LAND IN THE 14TH, FORMERLY THE 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, LOCATED ON THE SOUTH SIDE OF UNION HILL ROAD, NEAR THE INTERSECTION OF MORGAN AND COTTON PATCH ROAD.**

**BEGINNING AT A POINT IN THE CENTER OF SAID UNION HILL ROAD, AND RUNNING NORTH 88 DEG. 15' EAST 511 FEET TO A POINT; THENCE N 35 DEG. WEST 276 FEET TO A POINT, RUFF LAND; THENCE S 88 DEG. 15' W, 250 FEET WITH RUFF LINE TO CENTER OF SAID UNION HILL ROAD; THENCE WITH CENTER OF SAID ROAD S 15 DEG. 30' W 112.2 FEET; THENCE S 28 DEG. 30' W, 143 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY C.J. CARNEY, SURVEYOR, DATED APRIL 15, 1959.**

**BEING THE SAME PROPERTY CONVEYED TO HOLLI BINKLEY BY QUITCLAIM DEED RECORDED ON JUNE 24, 1994 IN BOOK 9387, PAGE 454, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**MELVIN MITCHELL, HUSBAND OF HOLLI BINKLEY MITCHELL, JOINS IN THIS CONVEYANCE FOR THE PURPOSES OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN SAID PROPERTY.**

**This is improved property, known as 2633 UNION HILL ROAD, JOELTON, TN 37080.**

BILL GARRETT, Davidson County
Trans:T20150010618 DEEDWARR
Recvd: 02/11/15 09:36 2 pgs
Fees:13.00 Taxes:458.80
20150211-0012585

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 6th day of Feb, ~~2014~~ 2015. DK

Holli Binkley Mitchell
HOLLI BINKELY MITCHELL
(FORMERLY HOLLI BINKLEY)

Mel Mitchell
MELVIN MITCHELL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, HOLLI BINKLEY MITHCELL (FORMERLY KNOWD AS HOLLI BINKLEY) AND MELVIN MITCHELL, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 6th day of Feb, 2015. DK

NOTARY PUBLIC
My commission expires: 7-11-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY