WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021698 DEEDWARR
Recvd: 03/25/15 10:32 2 pgs
Fees:13.00 Taxes:375.55
20150325-0025556

WHITNEY LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Brenda R Lehman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: ~~November 13, 2017~~ 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin S. Mitchell	Benjamin S. Mitchell	14801002900
(NAME)	(NAME)	
PO Box 50342	PO Box 50342	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ricky E. Adams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Benjamin S. Mitchell,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 225, of Hillbrook, as shown on Plat of record in the Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ricky E. Adams, by Last Will and Testament of Steven L. Jones a/k/a Steven Lynn Jones, recorded on February 28, 1995 in Book 9605, Page, 844, Davidson County, Tennessee Probate Court docket 95P136, and Affidavit of Heirship from Ricky E. Adams, recorded on November 29, 2004, of record in Instrument number 20041129-0141662, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3709 Hillbrook Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

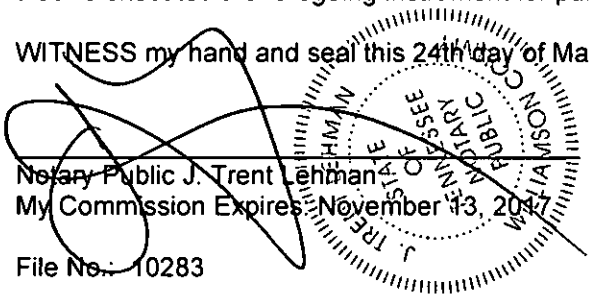
Witness my/our hands this 24th day of March, 2015.

Ricky E. Adams

State of Tennessee
County of Williamson

Personally appeared before me Ricky E. Adams, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of March, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10283