# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035453 DEEDWARR
Recvd: 05/07/15 13:45 2 pgs
Fees:13.00 Taxes:1480.00
20150507-0041934

State of Tennessee
County of Davidson

The actual consideration of value, whichever is greater, for this transfer is **$400,000.00**.

Affiant

Subscribed and sworn to before me, this the 7th day of April, 2015.

Notary Public

My commission expires: 10-18-16

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
(AFFIX SEAL)
COUNTY OF DAVIDSON
My Commission Expires October 18, 2016

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jodi S. Balsam**<br>**Craig Balsam** | Avenue Bank | **Map 072-14-0 Parcel 067-00** |
| **1203 Chester Avenue** | 111 10th Ave South, Ste 200 | |
| **Nashville, TN 37206** | Nashville TN 37203 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Mitchell Construction, LLC and a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jodi S. Balsam and Craig Balsam, wife and husband**

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:

**Land in Davidson County, Tennessee, being Lot No. 117, on the Map of Chesterfield Place, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Mitchell Construction, LLC, a Tennessee limited liability company, by Deed dated May 16, 2014 from Mooretown Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140519-0042821, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel is subject to the following: The Plan of record in Book 332, Page 147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

This is improved (__X__) Unimproved (____) property, known as **1203 Chester Avenue, Nashville, TN 37206**

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 its hand by its duly authorized officer this 29 day of **April, 2015.**

**Mitchell Construction, LLC, a Tennessee limited liability company**

By: _____

**Cary Lee Mitchell, Jr., Sole Member**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Cary Lee Mitchell, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of the Mitchell Construction, LLC, within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Sole Member.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of **April, 2015.**

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

_____

**Notary Public**

**My Commission Expires:** 2/13/17