WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043650 DEEDWARR
Recvd: 06/03/15 15:28 2 pgs
Fees: 13.00 Taxes: 773.30
20150603-0051994

O-KW-15-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William A. Dasher and Tabitha T. Dasher	**PHH Mortgage Corporation**	
(NAME)	(NAME)	
316 Harwich Court	**1 Mortgage Way**	**161-10B-065.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Mount Laurel, NJ 08054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WILLIAM H. MITCHELL, JR. AND AMANDA N. MITCHELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WILLIAM A. DASHER AND TABITHA T. DASHER,** husband and wife hereinafter called the Grantee(s), their heirs and assigns, that 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. 256 on the Plan of Second Revision-Phase Six, Villages of Brentwood, of record in Plat Book 6900, Page 316, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William H. Mitchell, Jr. and Amanda N. Mitchell, husband and wife by Warranty Deed from John W. Wheeler and wife, Jessica W. Wheeler, of record in Instrument No. 20110901-0068024, Register's Office for Davidson County, Tennessee, dated August 30, 2011 and recorded on September 01, 2011.

This conveyance is subject to:

- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251 and Book 8507, Page 831, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352, as amended in Book 7599, page 914, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5753, Page 913, in the Register's Office for Davidson County, Tennessee.
- Easement conveyed to TVA of record in Book 2338, Page 222 and Book 2335, page 221, in the Register's Office for Davidson County, Tennessee.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
- Easement for water Main of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Harwich Court , Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 29th DAY OF MAY, 2015.

William Mitchell

Amanda Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM H. MITCHELL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA N. MITCHELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212