Davidson County	DEEDWARR
Recvd: 06/09/15 16:01	3 pgs
Fees:18.00 Taxes:61.98	
20150609-0054389	

WARRANTY DEED

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

MAI-142740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
FEN Re Holdings, LLC	FEN Re Holdings, LLC	092 06 0 692.00
(NAME) 5533 Kendall Dr. ~~3026 Batavia Street~~	(NAME) 5533 Kendall Drive	
(ADDRESS) TN Nashville 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixteen Thousand Seven Hundred Fifty And No/100 Dollars ($16,750.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patricia D. Mitchell, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FEN Re Holdings, LLC**, 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 the middle part of the lots 1 to 4, both inclusive, of Block "A" on the Map of Fisk University Subdivision, of record in Book 421, Pages 4 and 5, Register's Office for said County, described as follows:

Beginning at a point in the north margin at Batavia Street, 50.1 feet east from the east margin of 31st Avenue North, thence northerly parallel to the east margin of 31st Avenue north, 113.33 feet more or less to the line of Lot No. 5; thence with the line between Lots No. 4 and 5, easterly 50 feet to a point 100 feet east from the east margin of 31st Avenue North; thence southerly parallel to the east margin of 31st Avenue North, 115.66 feet more or less to the north margin of Batavia Street; thence with the margin of said Street, westerly 50.1 feet to the point of beginning. Said tract is unimproved.

Being the same property to Daryl A. Ballard and Regina E. Ballard by Quitclaim Deed from Rosa B. Mitchell dated December 28, 1982 and recorded February 18, 1983 in Book 6007, Page 860, in said Register's Office for Davidson, Tennessee.

Being the same property to Rosa B. Mitchell, by Quitclaim Deed from Daryl A. Ballard and Regina E. Ballard dated October 27, 1986 and recorded October 28, 1986 in Book 7022, Page 299, in said Register's Office for Davidson, Tennessee.

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Further being the same property conveyed to Patricia D. Mitchell by Quitclaim Deed from Rosa B. Mitchell dated May 1, 1995 and recorded May 8, 1995 in Book 9666, Page 381, in said Register's Office for Davidson, Tennessee. Tennessee and by order in Patricia D. Mitchell V. Unknown John Does, in the Chancery Court for Davidson County, Tennessee, Docket No. 15-68-I, dated April 16, 2015 and recorded as Instrument No. 20150609-0054388 in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 3026 Batavia Street, Nashville, TN 37209

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, has 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 our hands this 5th day of June, 2015.

Patricia D. Mitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Patricia D. 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

File Number: MAI-142740

True Copy Certification

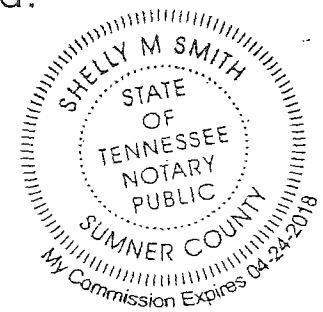
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith