WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Rebecca Sue Agee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2015.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin S. Mitchell	Benjamin S. Mitchell	07505009200
(NAME)	(NAME)	
104 Bonaventure Place	104 Bonaventure Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Rebecca Sue Agee, an unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin S. Mitchell, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 936 on the Plan of Hermitage Hills Section 8, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert D. Agee and Wife, Rebecca M. Agee from William L. St. John, Jr., and Wife, Dovie B. St. John of record in Book 4939, Page 777, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Rebecca Sue Agee from Robert David Agee, Sr., by Quitclaim Deed dated December 16, 1994 pursuant to and in satisfaction of a certain Final Decree of Divorce entered in the Circuit Court of Williamson County, Tennessee, Case No. 94628, which Quitclaim Deed is of record in Record Book 9586, Page 297, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE PLAN OF HERMITAGE HILLS, SECTION 8, OF RECORD IN BOOK 3600, PAGE 24, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC,. OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20150048108 DEEDWARR
Recvd: 06/17/15 09:52 2 pgs
Fees:13.00 Taxes:610.50
20150617-0057598

unimproved ☐

This is improved ☑ property, known as 220 Bonnavue Dr., Hermitage, TN 37076
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 16th day of June, 2015.

Rebecca Sue Agee

Rebecca Sue Agee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rebecca Sue Agee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-18

Sandy Balent

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY