WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2015

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matt Charette	Matt Charette	Parcel ID:
2005 Upland Drive	2005 Upland Drive	09611002900
Nashville, TN 37216	Nashville, TN 37216	

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

Regene Mitchell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Matt Charette , unmarried
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:

BEING Lot No. 573, on the Plan of Cloverhill, Section No. VIII, as of record in Book 2331, pages 10 and 11, Register's Office for said County.

Said Lot No. 573 fronts 70 feet on the north side of Cloverwood Drive, and runs back between parallel lines, 200.1 feet to a dead line.

Being the same property conveyed to Robert D. Mitchell, Jr. and wife, Regene Mitchell by deed from Howard Foster and wife, Phyllis Foster of record in Book 3464, Page 128, Register's Office for said County, dated November 29, 1962. The said Robert D. Mitchell, Jr. died August 5, 2010, and property vested in Regene Mitchell as surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 amended in Book 2334, Page 307, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Pages 10 and 11, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3124 Cloverwood Drive, Nashville, TN 37214

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 hand this 22nd day of June, 2015.

Regene Mitchell

Regene Mitchell

BILL GARRETT, Davidson County
Trans: T20150050465 DEEDWARR
Recvd: 06/24/15 11:08 2 pgs
Fees: 13.00 Taxes: 388.50
20150624-0060480

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN