STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES: 6/19/2018
File No. G15-1423D

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150053168 DEEDWARR
Recvd: 07/01/15 14:27 2 pgs
Fees:13.00 Taxes:739.63
20150701-0063808

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas P. Burroughs, Jr. and Maymie Paulette Burroughs (NAME)	Same (NAME)	26-34
252 Liberty Lane (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Nina D. Mitchell**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas P. Burroughs, Jr. and Maymie Paulette Burroughs**, 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 part of Lot No. 12 on the plan of A.L. Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's Office for said County, being Tract "C" on a survey made by Ralph W.C. Lambert, Surveyor, February 14, 1959, described as follows:

Beginning at a point in the easterly margin of a proposed road as shown on said survey, said point being North 24°15' East 270 feet and North 7° West 560.7 feet from the southeast corner of lot No. 12 on said plan; thence easterly 340 feet; thence north 24°15' E. 123 feet to a point; thence North 2°20' E 125 feet to a point; thence westerly 418 feet on a dividing line between Tracts "C" and "D" on said survey to a point in the easterly margin of said proposed road; thence southerly along the easterly margin of said proposed road, 220 feet to the point of beginning, and containing 2 acres, more or less.

BEING the same property conveyed to Peter T. Mitchell and wife, Nina D. Mitchell from Clay Morris Peeples and wife, Eugenia H. Peeples, by Deed dated October 29, 1959, in Book 3000, Page 133, in the Register's Office for Davidson County, Tennessee.

The said Peter T. Mitchell having since died 12/03/1990, leaving the subject property vested in Nina D. Mitchell as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 6, Register's Office for Davidson County, Tennessee.

2. Easements for sanitary sewers/storm drainage as recorded in Book 7416, page 184, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 252 Liberty Lane, Madison, TN 37115.

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. Whenever 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 30th day of June, 2015.

Nina D. Mitchell

Nina D. Mitchell

June 30, 2015
Date

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 Nina D. Mitchell, the bargainor(s), 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, this 30th day of June, 2015

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066