Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-7010

BILL GARRETT, Davidson County
Trans:T20150067054 DEEDWARR
Recvd: 08/12/15 10:29 2 pgs
Fees:13.00 Taxes:1387.50
20150812-0080640

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Kendell R Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF August, 2015.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER:
Steven M. Younes
1201 Haysboro Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Franklin American Mortgage
201 Corp Centre Dr., #400
Franklin, TN 37067

MAP-PARCEL:
06104005800

WARRANTY DEED

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, I,

Kendell R. Mitchell and Marietta A. Mitchell, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven M. Younes and Erin M. Ketelle, husband and wife

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 westerly 110 feet of Lot No. 14 on the Plan of M.C. McGaughey's First Haysboro Subdivision, as of record in Book 843, Page 23, Register's Office for said County.

Said part of Lot No. 14 front 10 feet on the northerly side of Haysboro Road and runs back 126.3 feet on the westerly line, with the easterly margin of Marina Avenue and 138 feet, more or less, on the easterly line, to the southerly line of Lot No. 13, measuring 110 feet thereon.

Being the same property conveyed to Kendell R. Mitchell and Marietta A. Mitchell, husband and wife, by deed from The Clement Trust, dated January 29.2014, Virginia Evelyn Clement, Trustor and/or Trustee by deed dated 02/18/2014, filed for record on 02/21/2014 in Instrument No. 20140221-0014776 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **1201 Haysboro Avenue, Nashville, TN 37216.**

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 our hands this 6 day of August, 2015.

Kendell R. Mitchell

Kendell R. Mitchell

Marietta A. Mitchell

Marietta A. Mitchell

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kendell R. Mitchell and Marietta A. 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 this 6 day of August, 2015.

Notary Public

Commission Expiration: _____

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY