RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-2785

Davidson County DEEDWARR
Recvd: 09/01/15 10:44 4 pgs
Fees:23.00 Taxes:924.63
20150901-0088588

NEW OWNER:

ANGELA G. MITCHELL
320 DUTCHFALLS COVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SIRVA Mortgage, Inc.
6200 Oak Tree Blvd. Suite 300
Independence, OH 44131

Map & Parcel No.: 086120A07800

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 15-0996

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WRIGHT FARMS, L.L.C., a Tennessee limited liability company**, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ANGELA G. MITCHELL and BRUCE M. MITCHELL,** ("Grantee"), wife and husband, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 78, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to WRIGHT FARMS, L.L.C., a Tennessee limited liability company, by virtue of a Correction Special Warranty Deed from UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, dated January 22, 2015, and recorded in Instrument Number 20150130-0008816, in the Register's Office for Davidson County, Tennessee. For further reference to title, see deed of record in Instrument Number 20140916-0084586, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **320 DUTCHFALLS COVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20140328-0025675, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of August, 2015.

WRIGHT FARMS, L.L.C.

By: _____
BYRON M. GILL, Special Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BYRON M. GILL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Special Member**, of **WRIGHT FARMS, L.L.C.**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 28th day of August, 2015.

_____
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERBIN
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$249,900.00** .

AFFIANT

Sworn to and subscribed to before me this 18th day of August, 2015.

NOTARY PUBLIC

My commission expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

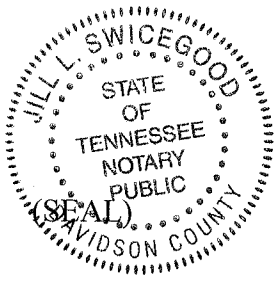
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018