This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $187,500.00.

R T. Mitch by Mitch
Affiant
POA/ATTY IN FACT

Subscribed and sworn before me this the 16th day of October, 2015.

Leigh Anne Sailors
Notary Public
My commission expires: 8-11-18

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Bonnie Mitchell 3630 Richland Ave Nashville TN 37205	Owner	103010A00100CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, B & D DEVELOPMENT GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BONNIE MITCHELL, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit "A" Hill Circle Townhomes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059681, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140707-0059681, and Bylaws appended thereto as Exhibit " B ", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to B & D Development Group, LLC by Quitclaim deed from Daniel Eli Bates and Timothy Drowns of record in Instrument No. 20140707-0059680 Register's Office for Davidson County, Tennessee, dated June 03, 2014 and recorded on July 07, 2014.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 6006 Hill Circle, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Davidson County DEEDWARR
Recvd: 10/20/15 14:01 3 pgs
Fees:18.00 Taxes:693.75
20151020-0106625

Witness my hand this the 16th day of October, 2015.

B & D Development Group, LLC

By: _____
Daniel Eli Bates as Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Daniel Eli Bates with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Member of the within named bargainor, a Tennessee limited liability company and that he, as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee limited liability company by the said Daniel Eli Bates as such Member.

Witness my hand and official seal this 16th day of October, 2015.

My Commission Expires: 9/10/18

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY