BILL GARRETT, Davidson County
Trans:T20150091077 DEEDWARR
Recvd: 10/26/15 15:18 2 pgs
Fees:13.00 Taxes:1443.00
20151026-0108805

WARRANTY DEED

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$389,999.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of October, 2015.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sernorma Mitchell	FARMINGTON MORTGAGE	**Map 072-14-0 Parcel 455-00**
1205 A Chester Avenue	2002 RICHARD JONES RD #350A	
Nashville, TN 37206	NASHVILLE, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The DanCompany, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sernorma Mitchell , an unmarried woman

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. 116 on the Map of Chesterfield, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to The DanCompany, LLC, a Tennessee limited liability company, by Deed dated May 16, 2014 from Mooretown Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140519-0042811, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 332, Page 147, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 475, Page 416, and in Book 505, Page 314, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_X___) Unimproved (____) property, known as **1205 A Chester Avenue, Nashville, TN 37206**

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 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/our hand(s) this 22 day of **October, 2015.**

The DanCompany, LLC, a Tennessee limited liability company

President

Daniel Bird, as Sole Member

COUNTY OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Daniel Bird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of the The DanCompany, LLC, within named bargainor, a Tennessee limited liability company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as such Sole Member.

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

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 2/13/17