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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 1510570** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $224,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of November, 2015.<br><br>Notary Public<br>My Commission Expires: 10/30/16 |

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-2892

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Thomas Mitchell<br>3000 HILLSBORO PIKE #114<br>Nashville TN 37215-1330 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117030A11400CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann M. Soderquist, Trustee of The Ann M. Soderquist Living Trust Dated December 26, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas D. Mitchell, an unmarried man** ("Grantor"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 114 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, as Corrected by Surveyor's Certificate of record in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed and By-Laws establishing Versailles Apartments of record in Book 5168, Page 944, amended in Book 5589, Page 367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof.

Being part of the same property conveyed by Warranty Deed from Ann M. Soderquist to Ann M. Soderquist, Trustee of The Ann M. Soderquist Living Trust, established by the Revocable Trust Agreement of Ann M. Soderquist dated December 26, 2013 as recorded on the 5th day of December, 2014 in Instrument No. 20141205-0111475 and Warranty Deed from Elizabeth Brooke Robertson, unmarried and Robert W. Robertson, Jr., married to Ann M. Soderquist, unmarried as recorded on the 1st day of March, 2010 in Instrument No. 20100301-0015512, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20150098114 DEEDWARR
Recvd: 11/18/15 12:35 2 pgs
Fees:13.00 Taxes:832.13
20151118-0117011

367, Book 5659, Page 641, Book 5667, Page 375, Book 7770, Page 955 and Book 8434, Page 719

Charter of Homeowners Association recorded in Book 5179, Page 858.

Easement for Access, recorded in Book 4240, Page 209 and Book 5221, Page 681.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4158, Page 34.

Easement for Sanitary Sewer, recorded in Book 3531, Page 592.

This is improved property located at 3000 HILLSBORO PIKE #114 Nashville TN 37215-1330

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 16th day of November, 2015.

The Ann M. Soderquist Living Trust dated December, 26 2013

By: _____, Trustee
Ann M. Soderquist, Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ann M. Soderquist, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Ann M. Soderquist Living Trust dated December, 26 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of November, 2015.

_____ Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018