WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150104484 DEEDWARR
Recvd: 12/10/15 13:31 2 pgs
Fees: 13.00 Taxes: 666.00
20151210-0124429

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George B. King and Elizabeth C. King	new owner	
(NAME)	(NAME)	
920 Chase Blvd	1023 Willow Trail	**064-11-0A-057.00 CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BETTY M. MITCHELL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GEORGE B. KING AND WIFE, ELIZABETH C. KING, AND KIM ROLMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 57, CALEB CHASE, as shown on plat of record in Plat Book 6250, Pages 821 and 822, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Betty M. Mitchell, unmarried to Steven R. Mitchell, with a 25% undivided interest, Gary W. Mitchell, with a 25% undivided interest, Dennis M. Mitchell, with a 25% undivided interest and Melanie Mitchell Adams, with a 25% undivided interest, as Tenants in Common, reserving unto said Betty M. Mitchell a Life Estate interest, as recorded on the 20th day of August, 2013 in Instrument No. 20130820-0087553,Register's Office for Davidson County, Tennessee. And being the same property conveyed to Steven R. Mitchell, Dennis M. Mitchell, Gary W. Mitchell and Melanie Mitchell Adams by Quitclaim Deed from Betty M. Mitchell recorded November 9, 2015 in Instrument No. 20151109-0113915, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Betty M. Mitchell by Quitclaim Deed from Steven R. Mitchell, Dennis M. Mitchell, Gary W. Mitchell and Melanie Mitchell Adams recorded December 2, 2015 in Instrument No. 201512020121605, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CALEB CHASE, as recorded in Plat Book 6250, Page(s) 821 and 822, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4465, Page 109, Book 6777, Page 453, Book 6783, Page 805, Book 7189, Page 553 and Instrument No. 20100603-0043191 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Caleb Chase Homeowners Association, Inc. recorded in Book 6927, Page 370 and Book 8109, Page 791.
- Conveyance of common area recorded in Book 7242, Page 554.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **920 Chase Blvd, Hermitage, Tennessee 37076**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4 DAY OF DECEMBER, 2015.

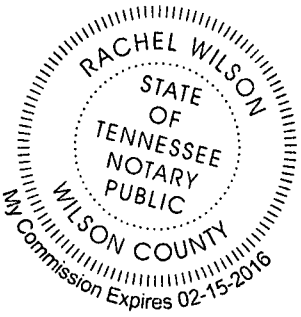
Betty M. Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTY M. MITCHELL, the within named bargainor, 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 the 4 of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212