WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/19/16 09:11 2 pgs
Fees:13.00 Taxes:481.00
20160119-0004700

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $130,000.00.

Affiant

Subscribed and sworn to before me this 14th day of January, 2016

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The North Ninth Trust	SAME	082-08-0-143.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Mitchell and wife, Janice Mitchell,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The North Ninth Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Certain real estate in Davidson County, Tennessee as follows:

Being Lot No. 149 of Block No. 2 on the map of F.O. Beasley's McFerrin Addition to East Nashville, as of record in Book 57, Page 136, Register's Office for said County.

Said Lot No. 149 fronts 50 feet on the easterly side of North Ninth Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John Mitchell, unmarried from Eula K. McCall, unmarried by Installment Deed on May 6, 1993, of record in Book 8954, Page 683, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2016 in the estimated amount of $830.94 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 08208014300, which are not due until 10/1/2016.

This is improved property known as: 721 North 9th Street, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 14, 2016.

John Mitchell

Janice Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Mitchell and Janice Mitchell,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 14, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.