WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, ~~whichever is greater,~~ for this transfer is **$318,750.00** ~~Affiant~~ Subscribed and sworn to before me, this the 15th day of January, 2016. Notary Public My commission expires: 2/24/18 (AFFIX SEAL)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

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
Thomas Doherty **Elizabeth Stewart**	New Owner	**Map 072-12-0 Parcel 034-00**
149 Piedmont Avenue		
Nashville, Tennessee 37216		

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,

Mitchell Construction, LLC, a Tennessee limited liability company

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

Thomas Doherty, an unmarried man, and Elizabeth Stewart, an unmarried woman, as tenants in common with right of survivorship

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 Lot No. 112 on the Map of Waters Place on Maxey Lane, of record in Book 332, Pages 136 and 137, 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 Mitchell Construction, LLC, a Tennessee limited liability company, by Deed from Mary B. DeMoss, unmarried, of record in Instrument No. 20150728-0074055, Register's Office for Davidson County, Tennessee.

The subject property is not now or ever has been the grantor's principal residence.

Conveyance of the above described parcel is subject to the following: (1) The Plan of record in Book 332, Page 136 and 137, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement Agreement of record in Instrument No. 20160113-0003593, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__x__) Unimproved (____) property, known as **149 Piedmont Avenue, Nashville, Tennessee 37216**

BILL GARRETT, Davidson County
Trans:T20160005775 DEEDWARR
Recvd: 01/21/16 14:29 2 pgs
Fees:13.00 Taxes:1179.38
20160121-0006358

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 and assigns forever; and we do covenant with 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 its hand by its duly authorized officer this **19th** day of **January, 2016.**

Mitchell Construction, LLC, a Tennessee limited liability company

By:_____
Cary Lee Mitchell, Jr., Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Cary Lee Mitchell, Jr., 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 Mitchell Construction, LLC, a Tennessee limited liability company, within named bargainor, a 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 **19th** day of **January, 2016.**



_____
Notary Public

My Commission Expires: 2/13/17