THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126136** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 25th day of January, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Shelly Nichole Loggins 1005 MAPLEHURST LN Nashville TN 37204-3945	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13201000700

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, **Rainey Hillyer n/k/a Rainey H. Mitchell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelly Nichole Loggins**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being land in Davidson County, Tennessee, being the Northerly part of Lots No. 1 & 2; Block 14, on the map of College Park Subdivision, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee.

Said part of said lots No. 1 & 2 front 76.5 feet on the Easterly side of Rockdale Avenue and extends back between lines 129.8 feet on the Southerly line and 110 feet along the Northerly line, which runs along Maplehurst Lane, to a dead line in the rear on which it measures 89.6 feet.

Being the same property conveyed to Rainey Hillyer by Warranty Deed from Andrea L. Christian Heinecke and husband, Matt Heinecke, recorded on the 5th day of July, 2013 in Instrument No. 20130705-0069933, 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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLLEGE PARK, as recorded in Plat Book 843, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7486, Page 86.

This is improved property located at 1005 MAPLEHURST LN Nashville TN 37204-3945

BILL GARRETT, Davidson County
Trans:T20160008458 DEEDWARR
Recvd: 02/01/16 12:50 2 pgs
Fees:13.00 Taxes:1147.00
20160201-0009525

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 25th day of January, 2016.

Rainey Hillyer n/k/a Rainey H. Mitchell

Rainey Hillyer n/k/a Rainey H. Mitchell

Kevin A. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rainey Hillyer n/k/a Rainey H. Mitchell and Kevin A. Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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