This instrument prepared by:
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Attorney at Law
Thomas N. Jones & Associates
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #23127.2016

BILL GARRETT, Davidson County
Trans:T20160022818 DEEDWARR
Recvd: 03/21/16 12:03 3 pgs
Fees:18.00 Taxes:5180.00
20160321-0026482

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Nicole Paxson 119 Bowling Avenue Nashville, TN 37205	Same	104 05 0 281.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Bonnie T. Mitchell**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Nicole Paxson** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the north 50 feet of Lot No. 317 on the Plan of Richland Realty Company's first addition to Subdivision "B" of record in Book 332, page 174, said Register's Office. Said northerly part of Lot No. 317 fronts 50 feet on the westerly side of Bowling Street and runs back between parallel lines with the southerly margin of Meadowbrook Avenue 210 feet to an alley.

Being the same property conveyed to Bonnie T. Mitchell by Deed dated May 7, 2015 from R. Anthony Bates and being of record in Instrument Number 20150515-0044814, Register's Office of Davidson County, Tennessee.
The above described property is not and has never been the principal residence of the Grantor.

SUBJECT TO THE FOLLOWING:

1. 2016 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.

3. Any and all easements which may affect the within described property.
4. Any and all notes and matters on the Plan of record in Plat Book 332, Page 174, said Register's Office.

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, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 119 Bowling Avenue, Nashville, Tennessee 37205.

Executed on this 18th day of March, 2016.

Bonnie T. Mitchell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Bonnie T. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 18th day of March, 2016.

Thomas N. Jones
Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 18th day of March, 2016.

Notary Public

My Commission Expires: 8-11-18

