WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/16 12:02 3 pgs
Fees:18.00 Taxes:416.25
20160414-0035747

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/9/19
(AFFIX SEAL)

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wesley Arden	Peoples Home Equity Inc.	Parcel ID:
414 Leisure Lane	5205 Maryland Way #300	162160CO1800CO
Antioch, TN 37013	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Timothy J. Mitchell, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Wesley Arden , an unmarried ~~man~~ woman
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:

BEING Lot No. 18, on the Plan of Second Revision of Section 2, Phase 1, Leisure Heights, of record in Book 6900, Page 440, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Mitchell, a single person, by deed from Alyssa D. Williams unmarried, of record in Instrument 20100628-0050214, said Register's Office, dated June 25, 2010.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 7303, Page 232; and Book 6146, Page 276, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6900, Page 440, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 414 Leisure Lane, Antioch, TN 37013

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 my hand this 8th day of April, 2016.

Timothy J. Mitchell

Return To:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

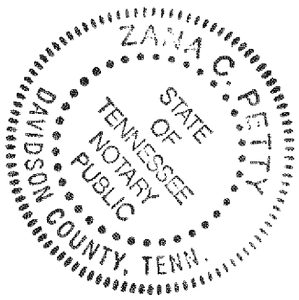
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timothy J. Mitchell, 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 at Nashville, Tennessee, this 8th day of April, 2016.

My Commission Expires: 2-2-18

Notary Public



TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

