WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

B-ELAM-16-4516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2016.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Mitchell	First National Bank of Middle Tennessee	
(NAME) **4516 Hamilton Ln**	(NAME) 1608 Williams Drive #301	**150-14-0B-029.00**
(ADDRESS) **Antioch, TN 37013-5483**	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDI ANDERSON COTTRILL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA MITCHELL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: * an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Hamilton Church Subdivision, Phase I of record in Instrument Number 20050831-0104380, corrected by Surveyor's Certificate of Correction of record in Instrument Number 20070216-0019954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phyllis Anderson, unmarried by Warranty deed from West End Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080813-0083430 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 13, 2008. Phyllis Anderson is now known as Andi Anderson Cottrill pursuant to Order of Name Change filed December 13, 2012 in the Seventh Circuit Court for Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050831-0104380, corrected by Surveyor's Certificate of Correction of record in Instrument Number 20070216-0019954, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030822-0122292, as amended in Instrument Number 20070329-0037535, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.NOTE: The DCCR's have the subdivision name as Hamilton View and the plats have the name as Hamilton Church.
- Charter for Hamilton View HOA of record in Instrument Number 20070329-0037528, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20040608-0067336, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4516 Hamilton Ln , Antioch, Tennessee 37013-5483**.

BILL GARRETT, Davidson County
Trans:T20160035222 DEEDWARR
Recvd: 04/28/16 15:37 2 pgs
Fees:13.00 Taxes:740.00

20160428-0041719

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF APRIL, 2016.

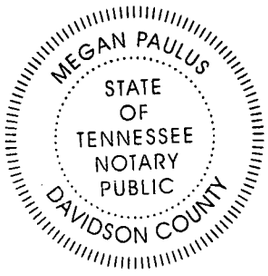
Andi Anderson Cottrill by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDI ANDERSON COTTRILL, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDI ANDERSON COTTRILL.

Witness my hand and official seal, this the 26th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212