THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 05/24/16 10:01 3 pgs
Fees:18.00 Taxes:244.20
20160524-0051865

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $66,000.00.

Affiant

Subscribed and sworn to before me as of the 20th day of May, 2016.

Notary Public

My Commission Expires: 5/20/2017

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffrey M. Casella Letha L. B. Casella 210 Bridgeway Avenue Old Hickory, TN 37138-3604	SAME	04405015400

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Benjamin S. Mitchell and wife, Ann R. Mitchell**, hereinafter referred to as "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Jeffrey M. Casella and wife, Letha L. B. Casella,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 and the westerly 20 feet of Lot No. 32 on the unrecorded Map of Rayon City, made July 30, 1928, by John Wilkes, Civil Engineer, described as follows:

Beginning at a point in the northerly margin of Bridgeway Avenue, as now located, 109 feet east of the northeast intersection of said Avenue and Keeton Avenue, the common corner of lots Nos. 33 and 34 on said plan; thence with the line between said lots, northwardly 148.6 feet to the south line of lot No. 36, which point is 100 feet east of the easterly margin of Keeton Avenue; thence with the south line of lots Nos. 36 and 46 and the north line of lots Nos. 32 and 33, eastwardly 70 feet to a point, which point is 121.6 feet west of the westerly margin of Dupont or Newell Avenue, as measured along the south line of Lot No. 46; thence southwardly 151 feet, more or less, to the northerly margin of Bridgeway Avenue, thence with the same westwardly 73 feet to the point of beginning.

Being part of the same property conveyed to Benjamin S. Mitchell and wife, Ann R. Mitchell by Warranty Deed from Benjamin S. Mitchell, Co-Executor and Anita R. Elder, Co-Executor of the Mary Beatrice Beard Mitchell Estate, of record in Instrument No. 20131226-0129773, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 26, 2013.

Being also known as 210 Bridgeway Avenue, Old Hickory, TN 37138-3604.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
3. Taxes for the year 2016.
4. Easement for sewage disposal field of record in Book 6097, Page 855, in the Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 131, in the Register's Office for Davidson County, Tennessee.
6. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their name to be affixed hereto as of the 20th day of May, 2016.

Benjamin S. Mitchell

Ann R. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Benjamin S. Mitchell and Ann R. Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 20th day of May, 2016.

Notary Public

My Commission Expires: 5/20/2016

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

