WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048033 DEEDWARR
Recvd: 06/07/16 13:44 2 pgs
Fees:13.00 Taxes:740.00
20160607-0057394

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 24 DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel C. Stephen and Nancy L. Stephen	NEW OWNER	131 05 0B 111.00
(NAME)	(NAME)	
111 Summit Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Robert E. Mitchell and Barbara J. Mitchell, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Daniel C. Stephen and Nancy L. Stephen, husband and wife**, 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 Apartment Unit No. 111 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record at Book 6841, page 349, as amended at Book 6847, page 122, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed at Exhibit "B", and said Unit as shown on Exhibit "D" to said Master Deed, and as shown on the plat at Book 5050, page 30, all recording references to the Davidson County, Tennessee Register's Office, all of which are incorporated herein and reference is hereby made to same for a complete identification and description of said Unit.

Being the same property conveyed to Carl E. Mitchell by Warranty Deed from Clarence Sutherland dated April 15, 1991 and recorded April 19, 1991 in Book 8332, Page 482, in said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Carl Edward Mitchell by QuitClaim Deed from Melissa Anthony Mitchell v. Carl Edward Mitchell, Melissa Anthony Mitchell dated August 24, 1994 and recorded September 1, 1994 in Book 9453, Page 225, in said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert E. Mitchell and spouse, Barbara J. Mitchell by Deed by Administrator from Robert E. Mitchell, Administrator for the Estate of Carl E. Mitchell dated

January 17, 2006 and recorded January 19, 2006 Instrument No. 200601190007271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 111 Summit Ridge Court, Nashville, TN 37215

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, has 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 our hands this 2nd day of June, 2016.

Robert E. Mitchell

Barbara J. Mitchell

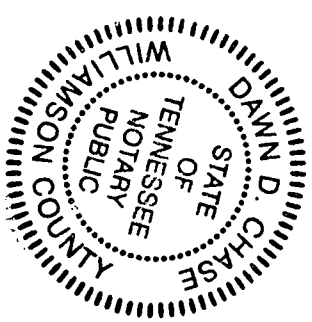
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert E. Mitchell and Barbara J. Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2016.

Notary Public

My Commission Expires: 3/6/18



File Number: FRN-162781SSO