**NEW OWNER:**

JAMES E. BRYSON
8630 McCrory Lane
Nashville, TN 37221

**SEND TAX BILLS TO:**
NEW OWNER

**THIS INSTRUMENT PREPARED BY:**

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**FILE NO: 16-1019**

**Map 155**
**Parcel 279.00**

Space for Recorder's stamp
BILL GARRETT, Davidson County
Trans:T20160055794 DEEDWARR
Recvd: 06/30/16 09:46 3 pgs
Fees:18.00 Taxes:266.40
20160630-0066796

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Two Thousand and 00/100 Dollars ($72,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **STEVEN L. MITCHELL and wife, BRENDA MITCHELL** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES E. BRYSON and wife, SARAH BRYSON**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 2 on the Plan of Underwood Subdivision, as shown on the plat of the same of record in Instrument No. 20001020-0104049, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to STEVEN L. MITCHELL and wife, BRENDA MITCHELL by Warranty Deed from Ed Underwood, married, dated August 28, 2002, and of record in Instrument No. 20020829-0104912, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS UNIMPROVED PROPERTY known as 8335 POPLAR CREEK ROAD, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument #2001020-0104049, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28 day of June, 2016.

STEVEN L. MITCHELL

x Brenda Mitchell
BRENDA MITCHELL

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **STEVEN L. MITCHELL and BRENDA MITCHELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of June, 2016.

Nancye D. DeLoach
NOTARY PUBLIC

My commission expires: 12-6-16

NANCYE D. DELOACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

AFFIANT

Sworn to and subscribed to before me this 28 day of June, 2016.

NOTARY PUBLIC

My commission expires: 12-6-16

NANCYE D. DELOACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY