Mail

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$261,000.00**

Affiant

Subscribed and sworn to before me, this 19th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160062400 DEEDWARR
Recvd: 07/20/16 11:30 2 pgs
Fees:13.00 Taxes:965.70
20160720-0074734

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas F. Duck	Mail Same	175-15-0A
(NAME)	(NAME)	(MAP)
1816 Bryce Circle		233.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211-7968		
(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, I/we, Todd R. Mitchell, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas F. Duck and Michele F. Duck, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 192 on the Plan of Section Twelve, Holt Woods, R20 Residential P.U.D. of record in Plat Book 9700, Page 723, 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 Todd R. Mitchell by Warranty deed from Relocation Advantage, LLC, a Delaware limited liability company of record in Instrument No. 20060727-0091160 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1816 Bryce Circle, Nashville, Tennessee 37211-7968

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/our hand(s) this 14th day of July, 2016.

Todd R. Mitchell, by Jeanette Mitchell, Attorney-in-Fact
Todd R. Mitchell, by Jeanette Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Jeanette Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Todd R. Mitchell, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Todd R. Mitchell, the bargainor, by the said, Jeanette Mitchell, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of July, 2016.

Notary Public

My Commission Expires: 1/6/2020

