NEW OWNER:
WILLIAM H. MITCHELL
244 WINDMILL TRAIL
HERMITAGE, TN 37076

SEND TAX BILLS TO:
SWBC Mortgage Corp.
9311 San Pedro Ave, Suite 100
San Antonio, TX 78216

Map & Parcel
86-12-A-96.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 16-1002

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160062610 DEEDWARR
Recvd: 07/21/16 08:39 3 pgs
Fees:18.00 Taxes:1104.25
20160721-0074951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Eight Thousand Four Hundred Forty-Six Dollars and 75/100 Dollars ($298,446.75)** cash in hand paid, the receipt of which is hereby acknowledged, **WRIGHT FARMS, L.L.C.,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM H. MITCHELL and DEBORAH J. MITCHELL, husband and wife** ("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. 96, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, 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 a portion of the same property conveyed to Wright Farms, L.L.C., a Tennessee limited liability company by Quitclaim Deed from Universal Builders, LLC, a Tennessee limited liability company, dated June 26, 2015, and of record in Instrument No. 20150629-0062180, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **244 WINDMILL TRAIL, HERMITAGE, TN 37076**.

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 in Instrument No. 20140328-0025675, 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.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of July, 2016.

WRIGHT FARMS, L.L.C.

By: _____ Special Member
GREGORY S. GILL
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GREGORY S. GILL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the SPECIAL MEMBER of **WRIGHT FARMS, L.L.C.**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 20th day of July, 2016.

_____
NOTARY PUBLIC

My commission expires _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

****

The actual consideration or value, whichever is greater, for this transfer is **$298,446.75.**

AFFIANT

Sworn to and subscribed to before me this 20th day of July, 2016.

NOTARY PUBLIC

My commission expires: _____

