BILL GARRETT, Davidson County
Trans:T20160076851 DEEDWARR
Recvd: 09/01/16 14:34 3 pgs
Fees:18.00 Taxes:2134.90
20160901-0092185

ADDRESS NEW OWNER:
Grayson Joseph Stephens and
Jessica Draper Stephens
1813B Shackleford Road
Nashville, TN 37215

SEND TAX BILL TO:
SAME

MAP & PARCEL NOS.:
131031D00200CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Banford Raye Mitchell, Jr. and Elise Patricia Smith Mitchell, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Grayson Joseph Stephens and Jessica Draper Stephens husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Unit B of Shackleford Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lipscomb Shackleford Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20120626-0056096, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Shackleford Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20120626-0056096, and Bylaws appended thereto as Exhibit "C," said Register Office, are incorporated here by this reference and made a part hereof the same as through copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Banford Raye Mitchell, Jr., and wife, Elise Patricia Smith Mitchell, from Shackleford Partners, GP, by Warranty Deed recorded on March 27, 2013, in Instrument No. 20130327-0030001, Register's Office for Davidson County, Tennessee.

This is property with a common address of **1813B Shackleford Road, Nashville, TN 37215**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) Declaration of Covenants, Conditions, and Restrictions in Instrument No. 20120626-0056096, said Register's Office.
(3) Charter for Homeowners Association in Instrument No. 20120626-0056095, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of August, 2016.

Banford Raye Mitchell, Jr.

Elise Patricia Smith Mitchell

STATE OF Maryland
COUNTY OF Anne Arundel

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Banford Raye Mitchell, Jr.** with whom I am personally acquainted, or who 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 **19th** day of **August 2016.**

Notary Public
My Commission Expires:

Anne Arundel County, Maryland
Notary Public
Kimberly A. Williams
My Commission Expires 10/20/2019

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elise Patricia Smith Mitchell,** with whom I am personally acquainted, or who 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 **19th** day of **August 2016.**

Notary Public
My Commission Expires:

File No. 1608-179

STATE OF TENNESSEE
COUNTY OF _____
The actual consideration or value, whichever is greater for this transfer is $577,000.00.

Affiant

Subscribed and sworn before me this 19th day of August, 2016.

Notary Public
My Commission Expires: _____

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of August, 2016.

Banford Raye Mitchell, Jr.

Elise Patricia Smith Mitchell

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Banford Raye Mitchell, Jr.** with whom I am personally acquainted, or who 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 **19th** day of **August 2016.**

Notary Public
My Commission Expires:

STATE OF Texas
COUNTY OF Taylor

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Elise Patricia Smith Mitchell,** with whom I am personally acquainted, or who 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 19th day of August 2016.

Laura Ashlock
Notary Public, State of Texas
My Commission Exp 05-10-2017

Laura Ashlock
Notary Public
My Commission Expires: 5/10/17

File No. 1608-179

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is $577,000.00.

Affiant

Subscribed and sworn before me this 19th day of August, 2016.

Notary Public
My Commission Expires: 4/1/17

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN