# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160079168 DEEDWARR
Recvd: 09/09/16 10:49 2 pgs
Fees:13.00 Taxes:259.00
20160909-0095032

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~ROBERTSON~~ Hays

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Lynnell Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2016

Notary Public JEAN SUSARABA
Notary Public, State of Texas
Notary ID# 622652-2
My Commission Expires
NOVEMBER 13, 2017

MY COMMISSION EXPIRES: 11-13-17 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Capovolto, LLC | SAME | 6-29 |
| (NAME) | (NAME) | |
| 1017 Mooreland Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Bowling Green, KY 42103 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20162112 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Lynnell Mitchell-Peters nka Lynnell Mitchell, a single person, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Capovolto, LLC, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point 127.57 feet measured South 42 deg. 15 min. West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the southwest line of a county road, said point also being in the northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42 deg. 15 min. West a distance of 266.5 feet to a point in the southeast corner of said lot; thence North 46 deg. 45 min. West a distance of 561.5 feet to a point in the southwest corner of said lot; thence North 41 deg. 15 min. East a distance of 228.5 feet to a point in the northwest corner of said lot, said point also being in the southwest line of county road; thence South 50 deg. 25 min. East along said southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

Being the same property conveyed to Lynell Mitchell-Peters, a single woman by Warranty Deed from Peggy J. Button, Frances N. Baker, Charles L. Riley, J. D. Riley and Fred F. Sego, dated February 5, 1993 and filed of record in Book 8861, Page 696, Register's Office for Davidson County, Tennessee.

The first name of Lynell Mitchell-Peters was incorrectly spelled. The correct spelling should be Lynnell Mitchell-Peters. Lynell Mitchell-Peters, Lynnell Mitchell-Peters and Lynnell Mitchell are all one and the same person.

Subject to Permanent Telecommunications Easement of record in Instrument No. 20140114-0003779, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 2024 Old Baker Road, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of September, 2016

Lynnell Mitchell-Peters nka Lynnell Mitchell

STATE OF Texas )
County OF Hays )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Lynnell Mitchell-Peters nka Lynnell Mitchell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of September, 2016.

Notary Public
My Commission Expires: 11-13-17

JEAN SUSARABA
Notary Public, State of Texas
Notary ID# 622652-2
My Commission Expires
NOVEMBER 13, 2017