(1)

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF September, 20 16.

NOTARY PUBLIC

My Commission expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16080059

Address of New Owner
Mitchell Designs, LLC
3630 Richland Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Tax Information:
083-03-308.00

# Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Melvin C. Tucker, III, an unmarried man,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Mitchell Designs, LLC,** hereinafter called the **Grantee**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being Lot No. One, Resubdivision of part of Lot No. 51 on the Plan of Brownville, as of record in Book 4595, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melvin C. Tucker, III, an unmarried man, by Warranty Deed from Gina Myers Cole, an unmarried woman, dated 07/28/06 and recorded on 08/01/06 in Instrument No. 20060801-009138, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
318 Rosebank Avenue, Nashville, TN 37206

**SUBJECT TO THE FOLLOWING:**

1. 2016 City and/or County Property Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 4595, Page 75, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160086535 DEEDWARR
Recvd: 10/03/16 09:24 2 pgs
Fees:13.00 Taxes:1572.50
20161003-0103752

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Melvin C. Tucker, III** has/have caused this instrument to be executed, this the 29 day of Sept, 2016.

M. C. Tucker

**Melvin C. Tucker, III**

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Melvin C. Tucker, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29 day of Sept, 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC

