THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Daniel J. Mildenberger
108 Olympic Drive
Bolingbrook, IL 60440
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160087514 DEEDWARR
Recvd: 10/05/16 09:23 2 pgs
Fees:13.00 Taxes:481.00
20161005-0104991

WARRANTY DEED

(Map 162-09-OA, Parcel 20.00)

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 of all of which is hereby acknowledged, we, the undersigned, **JOSHUA MITCHELL and MEREDITH MITCHELL, husband and wife**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DANIEL J. MILDENBERGER, unmarried,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Being a certain condominium in Davidson County, Tennessee, being Unit No. 20, Building No. 3 of the Hickory Valley Condominiums, Phase 2, a horizontal property regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4659, Page 32, and as clarified in Book 4937, page 439, and in Book 5001, Page 394, Register's Office, Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4659, Page 39, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the site plan of Hickory Valley Condominiums, of record in Book 4460, Page 133, and as also shown in Book 4300, Page 197, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such unit.
>
> BEING the same property conveyed to Joshua Mitchell, by Warranty Deed from Krystal M. Mitchell, unmarried, dated December 16, 2011, of record in Instrument No. 20111220-0099181, in the Register's Office of Davidson County, Tennessee. Meredith Mitchell, spouse of Joshua Mitchell, joins herein to convey any interest she has by marriage or otherwise.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4460, page 27; to restrictive covenants of record in Master Deed and By-Laws Book 4659, page 32, and amended in Book 4937, Page 429; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5510 Country Drive, Apt. 20, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 29th day of September, 2016.

JOSHUA MITCHELL

MEREDITH MITCHELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua Mitchell and Meredith Mitchell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of September, 2016.

Notary Public

My Commission Expires: May 20, 2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29th day of September, 2016.

Notary Public

My commission expires: May 20, 2017

J KASEY TALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20160815