THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 10/27/16 08:58 4 pgs
Fees:23.00 Taxes:647.50
20161027-0113504

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me as of the 24th day of October, 2016.

Notary Public

My Commission Expires: 3/7/2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason M. Hand and Miller D. Hand 515 American Rd Nashville, TN 37209	Hand Construction PO Box 50788 Nashville TN 37205	090-16-0-031-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **William E. Mitchell and Karen M. Mitchell, as husband and wife**, hereinafter referred to as "Grantors," has bargained and sold, and by these presents does transfer and convey unto **Jason M. Hand and Miller D. Hand, as tenants in common**, their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Charlotte Park, Section 1 of record in Plat Book 2663, Page 4, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 80 feet on the southerly side of American Road and runs back 149 feet on the westerly line and 102 feet on the easterly line to a broken line in the rear measuring 93 feet thereon.

Being the same property conveyed to Henry L. Morgan and wife, Lola Mae Morgan by warranty deed from Fred H. Brown and wife, Gertrude Brown of record in Book 2700, Page 295, Register's Office for Davidson County, Tennessee, dated 10/09/1957 and recorded on 10/11/1957. The said Henry L. Morgan died July 20, 2005. The said Lola M. Morgan died March 23, 2012 and by her will probated in Case No. 13P466 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised this property to Karen M. Mitchell. See also Affidavits of Heirship in Instrument No. 20130417-0038408 and Instrument No. 20130429-0042318, Register's Office for Davidson County, Tennessee.

Being also known as 515 American Rd Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantors" do covenant with the said "Grantees" that they 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 stated herein as follows:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
2. Easements or claims of easements not shown by the Public Records.
3. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
4. Taxes for the year 2016, which have been prorated and paid by Grantor.
5. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 2 through 6, Register's Office for Davidson County, Tennessee.
6. Restrictions of record in Book 2638, Page 490, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused his/her name to be affixed hereto as of the 24th day of October, 2016.

Karen M. Mitchell

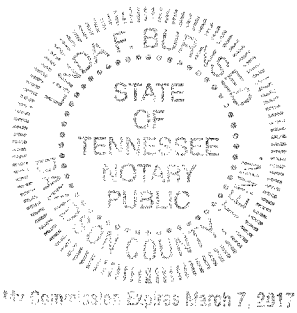
William E. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William E. Mitchell and Karen M. Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 24th day of October, 2016.

Notary Public
My Commission Exp.: 3/7/2017



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017