THIS INSTRUMENT PREPARED BY:

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

Davidson County DEEDWARR
Recvd: 10/28/16 09:28 4 pgs
Fees:23.00 Taxes:647.50
20161028-0113895

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

LISA BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL #
Jason M. Hand and Miller D. Hand 530 Scholarship Dr. Nashville, TN 37209	Hand Construction PO Box 50788 Nashville TN 37209	090-16-0-011.00

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, **Karen M. Mitchell and William E. 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 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. 358 on the Plan of Charlotte Park, Section 5 of record in Plat Book 2663, Page (s) 111 and 112, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 358 fronts 74 feet on the northeasterly side of Scholarship Drive and extends back between parallel lines 157.8 feet to a dead line in the rear on which it measures 74 feet.

Being the same property conveyed to Henry Morgan and wife, Lola M. Morgan by Warranty deed from William Ed Mitchell and wife, Karen M. Mitchell of record in Book 6600, page 24, Register's Office for Davidson County, Tennessee, dated July 8, 1985 and recorded on July 8, 1985. (Value or consideration shown in aforementioned deed $48,837.00.) The said Henry Morgan died July 20, 2005, leaving Lola M. Morgan as tenant by the entirety. The said Lola M. Morgan died testate on March 23, 2012, her Last Will and Testament being probated of record in Docket No. 13P-466, in the Probate Court for Davidson County, Tennessee, devising the property to Karen M. Mitchell. Also see Affidavit of Heirship of record in Instrument No. 20130417-0038408 and 20130429-0042318, in said Register's Office.

Being also known as 530 Scholarship Dr. 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 "Grantee," their heirs and/or assigns forever; and "Grantor" does 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 circumstance 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 (s) 111 and 112, Register's Office for Davidson County, Tennessee.
6. Restrictions of record in Book 2875, Page 426, 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. 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

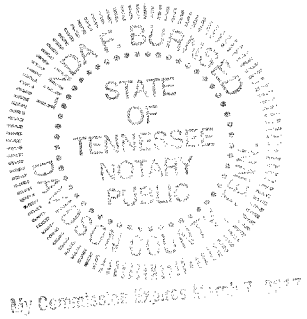
William E. Mitchell

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 they 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