BILL GARRETT, Davidson County
Trans:T20170007712 DEEDWARR
Recvd: 01/26/17 14:05 2 pgs
Fees:13.00 Taxes:978.19
20170126-0008680

RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1371

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$264,375.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Michael D. Mitchell et	**Franklin American Mortgage Company**	**061-08-0-117.00**
1202 Littonwood Drive	**6100 Tower Circle, Suite 600**	
Nashville, TN 37216	**Franklin, Tennessee 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **KENDELL R. MITCHELL and MARIETTA A. MITCHELL, Husband and Wife**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL D. MITCHELL and wife, WINDY S. MITCHELL**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 34 on the plan of SECTION 3, MCGAUGHEY HEIGHTS, as shown by plat of record in Plat Book 1835, Page 120, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly side of Littonwood Drive at the corner of Lots Nos. 34 and 35; thence with the line between said lots; southwardly 199.1 feet; thence westwardly 103.3 feet to the easterly margin of Hedgewood Drive; thence with the easterly margin of said Drive, northwardly 177.3 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a northeasterly direction 31.9 feet to the southerly margin of Littonwood Drive; thence with said Drive, eastwardly 81.4 feet to the beginning.

Being the same property conveyed to Kendell R. Mitchell and Marietta A. Mitchell, husband and wife, by Warranty Deed from Samuel K. Mitchell, unmarried, and Marietta A. Mitchell, married, of record in Instrument Number 20101229-0103330, Register's Office for Davidson County, Tennessee.

This is improved property known as 1203 Littonwood Drive, Nashville, Tennessee 37216

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th **day of January, 2017**

Kendell R Mitchell
KENDELL R. MITCHELL

Marietta A Mitchell
MARIETTA A. 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 KENDELL R. MITCHELL and wife, MARIETTA A. MITCHELL, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this 20th **day of January, 2017.**

Marka L. Nettle
Notary Public

My Commission Expires: 12/18/17

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY