BILL GARRETT, Davidson County
Trans:T20170010147 DEEDWARR
Recvd: 02/02/17 15:48 2 pgs
Fees:13.00 Taxes:703.00
20170202-0011514

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2017.

Notary Public

My commission expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emmanuel Mitchell	Lending Hand Mtg.	059-04-0A-201.00
3244 Woodpoint Drive	111 Cedar St.	
Nashville, TN 37207	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kayla M. Adams, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emmanuel L. Mitchell, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of Final Plat of Phase 4,5 & 6, Brookview Subdivision of record in Plat at Instrument No. 20060303-0025044, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kayla M. Adams by Warranty deed from Phillip B. Trank and Denita Trank, husband and wife of record in Instrument No. 20131216-0126802 and corrected Scrivener's Affidavit recorded in Instrument No. 20161206-0127695 Register's Office for Davidson County, Tennessee, dated December 12, 2013 and recorded on December 16, 2013.

This is **improved** property known as **3244 Woodpoint Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of January, 2017.

Kayla M Adams

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kayla M. Adams, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 30th day of January, 2017.

Notary Public
My Commission Expires: 11/9/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 170005