WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170011220 DEEDWARR
Recvd: 02/07/17 10:03 3 pgs
Fees: 18.00 Taxes: 351.50

20170207-0012919

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2017.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney at Law
GREATER NASHVILLE TITLE
& CLOSING COMPANY
200 Madison St.
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quiet Capital, LLC	Quiet Capital, LLC	07108005000 and 07108005100
(NAME)	(NAME)	
1585 Mallory Lane, S. 202	1585 Mallory Lane, S. 202	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Benjamin S. Mitchell and wife Ann R. Mitchell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Quiet Capital, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the easterly one-half of Lot No. 66 and the northerly part of the easterly one-half of Lot No. 49 on the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front approximately 50 feet on the southerly side of Duke Street and run back between parallel lines approximately 110 feet to a line in the rear on which it measures approximately 50 feet.

Tract No. 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the westerly one-half of Lot No. 65 and the northerly part of the westerly one-half of Lot No. 50 on the Plan of J. B. Haynie's Oriental Plan, of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together approximately 50 feet on the southerly side of Duke Street and run back

between parallel lines approximately 110 feet to a line In the rear on which it measures approximately 50 feet.

Being the same property conveyed to Mary B. Mitchell by Administrator's Quitclaim Deed from Jeffery Mitchell, as Administrator of the Estate of George D. Mitchell which deed is dated April 19, 2013 and recorded October 21, 2013 as Instrument No. 20131021-0109548 in the Register's Office for Davidson County, Tennessee. **See Instrument for Correction of Administrator's Quitclaim Deed being recorded simultaneously with this Instrument as Instrument No.** 20170207-0012917 **Register's Office for Davidson County, Tennessee.**
Further being a part of property conveyed to Benjamin S. Mitchell and wife, Ann R. Mitchell by Warranty Deed from Benjamin S. Mitchell, and Anita R. Mitchell, Co-Executors of the Mary Beatrice Mitchell Estate which deed is dated December 20, 2013 and recorded December 26, 2013 as Instrument No. 20131226-0129773, said Register's Office. See Scrivener's Affidavit of record as Instrument No. 20140113-0003116, Register's Office for Davidson County, Tennessee, executed and recorded for the purpose of correcting one of the named Grantors of above deed FROM Anita R. Mitchell to Anita R. Elder. **See Instrument for Correction of Warranty Deed being recorded simultaneously with this Instrument as Instrument No.** 20170207-0012918 **, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF J.B. HAYNIE'S ORIENTAL PLAN, OF RECORD AND BOOK 161, PAGES 26 AND 27, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

unimproved ☑

This is improved ☐ property, known as 308 Duke Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and do covenant with the said GRANTEE that lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and do further covenant and bind , heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 3rd day of February 2017.

Benjamin S. Mitchell

Ann R. Mitchell

STATE OF FLORIDA

COUNTY OF Sarasota

On this 3rd day of February 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Benjamin S. Mitchell and Ann R. Mitchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 30, 2019

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

KAREN A. HILLS
Notary Public - State of Florida
Commission # FF 215007
My Comm. Expires Mar 30, 2019
Bonded through National Notary Assn.