G-29480-5 Box 14

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/17 12:11 3 pgs
Fees:18.00 Taxes:1461.50
20170328-0030106

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$395~~,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2017.

Notary Public
My commission expires:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas Mitchell and Adele Mitchell	**New Owner(s)**	**104-024-B-106.00co**
3370 Sweeny Hollow Road		
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Billy R. Bentley and Shirley M. Bentley, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adele B. Mitchell and Thomas R. Mitchell, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 106, together with the appurtenant interest in the common elements of Bristol West End, a condominium development, a horizontal property regime established by Master Deed, of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, and Instrument No. 20151228-0130187, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Billy R. Bentley and Shirley M. Bentley, husband and wife, by deed dated August 30, 2007, from Bristol West End Ventures, Inc., a Tennessee Corporation of record in Instrument No. 20070831-0105105, Register's Office for Davidson County, Tennessee.

THE conveyance subject to the following:
(1) The Plan of record as set out in Exhibit "C" to the Master Deed as shown in Instrument No. 20070503-0053313, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End Condominiums, of record in Instrument No. 20070503-0053313, as amended in instrument No. 20070629-0077729, Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, said Register's Office. (3) Second Amendment to Master Deed of Bristol West End, a Condominium Development, of record in Instrument No. 20081016-0104201; Third Amendment in Instrument No. 20101130-0095113, said Register's Office. (4) Stormwater Detention Agreement of record in Instrument 20050603-0062976, said Register's Office. (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20040615-0070569, said Register's Office as shown on ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005 by Robert M. Searson, Tenn. R.L.S. No. 1666. (6) Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan

Clerk's Office for Davidson County, Tennessee. (9) Declaration of Restrictive Covenants of record in Instrument No. 20050105-0001970, said Register's Office. (10) Temporary Easement Deed in Instrument No. 20060320-0031877, re-recorded in Instrument No. 20060405-0039176, said Register's Office. (11) All matters shown on the Boundary Plan of record in Instrument No. 20060801-0093560, said Register's Office. (12) Taxes for the current year, which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This instrument is being executed on behalf of Billy R. Bentley and Shirley M. Bentley, husband and wife, pursuant to a Power of Attorney executed by same on 15th day of March, 2017, of record in Instrument No. _____ Register's Office for Davidson County, Tennessee.

This is improved property, known as **3000 Vanderbilt Place #106, Nashville, TN 37212**

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 27st day of March, 2017.

Billy R Bentley by [signature] ATTORNEY IN FACT
Billy R. Bentley **By: Eric J. Bentley, Attorney in Fact**

Shirley M Bentley by [signature] ATTORNEY IN FACT
Shirley M. Bentley **By: Eric J. Bentley, Attorney in Fact**

COUNTY OF DAVIDSON
STATE OF TENNESSEE

On the **27st** day of **March, 2017,** before me personally appeared **Eric J. Bentley,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Billy R. Bentley and Shirley M. Bentley,** as their attorney in fact and acknowledge that **Eric J. Bentley** executed the same as the free act and deed of the said **Billy R. Bentley and Shirley M. Bentley.**

[signature]
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

