BILL GARRETT, Davidson County
Trans:T20170055316 DEEDWARR
Recvd: 06/28/17 12:47 2 pgs
Fees:13.00 Taxes:1036.00
20170628-0065077

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17260

Send Tax Bills To:
New Owner

New Owner is:
Nethla K. Mitchell
219 Foxboro Drive
Madison, TN 37115

MAP: 042-13-0

PARCEL: 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tasha R. DeRegis, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nethla K. Mitchell, single woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 219 Foxboro Drive, Madison, TN 37115

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 21, on the plan of Hedgewood Hills, Section 2, as of record in Book 3700, Page 44, as amended in Book 4058, Page 413, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 170 feet on the Northwesterly side of Foxboro Drive and extends back 173.35 feet on the Southwesterly line and 270.1 feet on the Northeasterly line to a dead line measuring 220.1 feet thereon.

BEING the same property conveyed to Tasha R. DeRegis, a single woman, by Warranty Deed from Dina A. King, unmarried, dated 11/15/16 and recorded 11/17/16 in Instrument No. 20161117-0121129, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of June, 2017.

GRANTOR:

Tasha R. DeRegis by Dianne Garrett, Attorney-In-Fact

Tasha R. DeRegis by Dianne Garrett, her Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Dianne Garrett**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by **Tasha R. DeRegis,** and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20170628-0065076, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 27th day of June, 2017.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

SWORN TO and subscribed before me this 27th day of June, 2017.

NOTARY PUBLIC

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

My commission expires:_____

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206