RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38815

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069325 DEEDWARR
Recvd: 08/10/17 14:09 2 pgs
Fees:13.00 Taxes:814.00
20170810-0082110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4TH DAY OF AUGUST, 2017,

Notary Public

MY COMMISSION EXPIRES: April 13, 2019
(AFFIX SEAL)

NANCY L. SCHNEIDER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Holly D. Sutton	New owner	074 16 0 074.00
(NAME)	(NAME)	
5020 Bonnahill Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Jarrett A. Mitchell and Latoya Mitchell, husband and wife**, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto **Holly D. Sutton, an unmarried woman**, 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 Lot No. 411 on the Plan of Hermitage Hills- Section 5 as of record in Book 3300, Page 1, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bhagat Singh Rangi et ux Balwant Kaur Rangi by Deed of Correction from Steven W. Giorno et ux Andrea Y. Giorno dated September 24, 1986 and recorded December 6, 1994 in Book 9538, Page 793, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jarrett A. Mitchell and Latoya Mitchell, husband and wife by Warranty Deed from Bhagat Singh Rangi and Balwant Kaur Rangi, husband and wife dated April 28, 2016 and recorded May 18, 2016 as Instrument No. 20160518-0049635, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5020 Bonnahill Drive, Hermitage, TN 37076

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 said land in fee simple, has 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.

File Number: FRN-174811SSO

Witness our hands this 4th day of August, 2017

Jarrett A. Mitchell

Latoya Mitchell

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jarrett A. Mitchell and Latoya Mitchell, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2017.

Notary Public

My Commission Expires: 12.15.18

(SEAL)

PHILLIP HOGAN NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA DEC. 15, 2018

File Number: FRN-174811SSO