QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170070697 DEEDQC
Recvd: 08/15/17 12:41 2 pgs
Fees:12.00 Taxes:0.00
20170815-0083635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14 DAY OF August 2017

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # MITCHELL QCD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Mitchell Designs, LLC	Mitchell Designs, LLC	10301012800
3630 Richland Ave	3630 Richland Ave	
Nashville, TN 37205	Nashville TN 37205	

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

BONNIE MITCHELL, A MARRIED WOMAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MITCHELL DESIGNS, LLC

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

SEE EXHIBIT "A"

This is unimproved property known as 6101 Hill Circle, Nashville, TN 37209

Witness my hand on this 14 day of August, 2017

Bonnie Mitchell

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: Bonnie Mitchell and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Bonnie Mitchell and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14 day of August, 2017

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 18 in Section V, of the Cowden Subdivision, not of record, described as follows:

Beginning at a stone at the intersection of the South margin of the South Section of Hill Circle and the East boundary line of the Bowden Tract; thence with the said margin of said Hill Cricle, South 41 degrees West 173 feet to a stone; thence leaving said circle; South 49 degrees 45 minutes East 180 feet to a stone; in the East boundary of the Cowden Tract; thence with the same, North 5 degrees 5 minutes West 242 feet to the beginning, being triangular in shape.

Being the same property conveyed to Bonnie Mitchell by Warranty Deed from B & D Development Group, LLC of record in Instrument Number 20151020-0106781 Register's Office for Davidson County, Tennessee dated October 16, 2015 and recorded on October 20, 2015.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

**THIS INSTRUMENT WAS PREPARED WITH INFORMATION PROVIDED BY THE GRANTORS OR THEIR AGENTS. NO TITLE SEARCH WAS PERFORMED OR REQUESTED.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

b. Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.

c. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

d. Property taxes for the current year.