Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Charlie B. Mitchell, Jr. **5115 Maryland Way, Suite 102** **Brentwood, TN 37027**	**080 00 0 019.01**	**Charlie B. Mitchell, Jr.** **5115 Maryland Way, Suite 102** **Brentwood, TN 37027**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

BILL GARRETT, Davidson County
Trans:T20170074039 DEEDWARR
Recvd: 08/24/17 14:59 4 pgs
Fees:23.00 Taxes:296.00

20170824-0087247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **GUS RICHARDS, JR.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **CHARLIE B. MITCHELL, JR.** (the "Grantee"), Grantee's heirs and assigns, certain property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference, together with all buildings, structures, fixtures and other improvements thereon, and all rights, interests, privileges and easements appurtenant thereto (the "Property").

This conveyance of the Property is made subject to those matters shown on EXHIBIT B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

This is unimproved property located on **Stewarts Lane, Nashville, Tennessee**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me this 24 day of August, 2017.

Notary Public

My Commission Expires: 7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed in the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 24th day of August, 2017.

Gus Richards, Jr.
Gus Richards, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Gus Richards, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee this the 24th day of August, 2017.

Carol A. Wilson
Notary Public

My Commission Expires:
7-6-2020

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee described as follows, to-wit:

Being in the 13th Civil District of said County and State, being part of Lot No. 3 on the Plan of the lands of Nancy B. Ralston, as of record in Book 170, page 419, Register's Office for said county, described according to a survey made by John M. Sullivan, September 6, 1963, as follows:

Beginning at a point at the Southwest corner of said Lot No. 3; thence North 84 ¼° East 7 poles; thence South 85° East 11.56 poles; thence South 72° East 25.5 poles; thence South 58 ¾° East 24.5 poles; thence North 88 ¾° East 5.6 poles; thence South 72 ½° East 4 poles to the center of White's Creek; thence with the same North 52° 25' East 41.47 poles and continuing with the meanders of same 95 poles, more or less, to the State of Tennessee property; thence with same South 47 ¾° West 38.25 poles to the beginning, containing 14 acres, more or less.

Being the same property conveyed to Gus Richards, Jr. by Warranty Deed from Leon Smith and Felix Dickerson recorded in Book 4075, page 340, Register's Office for Davidson County, Tennessee.

NOTE: The property described above is unimproved and is not the principal place of residence of the Grantor.

EXHIBIT B

(Permitted Exceptions)

1. Davidson County real property tax for current year prorated at closing and assumed by Grantee.

2. Matters shown on the Plan of record in Book 170, page 419, said Register's Office.

3. Flowage Easement of record in Book 2145, page 201, said Register's Office.

4. Application for Greenbelt Assessment of record in Instrument No. 20060215-0018356, said Register's Office.

5. Easement for the flow of the water of Whites Creek and the rights of the public therein.

6. Rights of upper and lower riparian owners to the flow of the water of Whites Creek, free from diminution or pollution.

7. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Whites Creek.