Bill Garrett Davidson County
Batch# 4217 DEEDWARR
09/25/2017 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20170925-0098098

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22nd~~ 25th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BZ Capital Group, LLC	BZ Capital Group, LLC	095 08 0 / 036.00
(NAME)	(NAME)	
6630 Country Creek Lane, SE	6630 Country Creek Lane, SE	
(ADDRESS)	(ADDRESS)	
Cedar Rapids, IA 52403	Cedar Rapids, IA 52403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy G. Mitchell**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **BZ Capital Group, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 145 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, page 30, Register's Office for said County, described as follows:

Beginning at a point in the East margin of Ridgeway Drive, at the corner of Lots 144 and 145; thence with the line between said lots Easterly 109.45 feet to a corner of Lot 146; thence with the line between Lots 145 and 146, Northerly 115.9 feet to the South margin of Tamworth Drive; thence with the margin of said Drive, Westerly around a slight curve, 130 feet to a concrete monument at the beginning of a curve; thence around said curve southerly to another concrete monument in the East margin of Ridgeway Drive, and continuing with the margin of said Ridgeway Drive southerly 80 to the point of beginning.

Being the same property conveyed to Howard B. Grissom and wife, Mary Carlton Grisson a/k/a Mary C. Grissom by Deed from Mayfair Homes, inc., dated January 24, 1951 and of record in Book 1940, page 405, Register's Office for Davidson County, Tennessee. The said Howard B. Grissom died June 15, 1996, leaving his widow, Mary C. Grissom as the surviving tenant by the entirety. The said Mary C. Grissom having since died January 7, 1997, vesting property to Judy K. Grissom Mitchell by Order Admitting Will to Probate and Establishing Title to Real and Personal Property dated 11/30/2016 and filed at Will Instrument 201611300125609, and from Last Will and Testament of Mary C. Grissom of record in Instrument 201611300125608, Register's Office for Davidson County, Tennessee.

Judy K. Mitchell and Judy K. Grissom Mitchell are one and the same person.

Subject to the following: Real Property Taxes for the year 2017 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat at Book 1835, Page 30, and amended at Instrument 200207170086139, said Register's Office.

File No.: 01288-39716
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 233 Ridgeway Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), its successors and/or 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 hand this 22nd day of September, 2017.

Judy G. Mitchell

Judy G. Mitchell

State of Tennessee
County of Wilson

Personally appeared before me Judy G. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of September, 2017.

Tracey Trumphour

Notary Public Tracey Trumphour - MJ
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY