267,900.00

# WARRANTY DEED

File #17299

Bill Garrett Davidson County
Batch# 7027 DEEDWARR
10/03/2017 10:50:58 AM 2 pgs
Fees: $13.00 Taxes: $991.23

20171003-0101152

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Roy Mitchell | new owners | -026-05-0-042.00 |
| (NAME) | (NAME) | |
| 115 Roscoe Street | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jean Hemmer, a widow,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wendy Joan Rivera-Mitchell and Roy Mitchell, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 the Easterly half of Lot No.13, all of Lot No. 14 and the Westerly half of Lot 15 of Block "A" on the plan of the First Subdivision of the Roscoe Place, as of record in Plat book 843, Page 72, Register's office for Davidson County, Tennessee.

Said part of Lot 13, all of Lot 14 and part of Lot No. 15 front together 100 feet on the Southerly side of Roscoe Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Charles Hemmer and Jean Hemmer by Warranty Deed from Colleen Payton of record in Instrument No. 20140404-0028200 Register's Office for Davidson County, Tennessee, dated April 04, 2014 and recorded on April 04, 2014. Charles Hemmer having since died on April 29, 2017, leaving Jean Hemmer (formerly known as Mary Jean Foertsch and also known as M. Jean Hemmer) as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 115 Roscoe Street, Goodlettsville, TN 37072

(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 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, 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 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.

Witness my hand this 25th day of September, 2017.

Jean Hemmer by Chastity Lynn Hemmer Mitchell attorney in fact

Jean Hemmer by Chastity Lynn Hemmer-Mitchell, attorney in fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Chastity Lynn Hemmer-Mitchell, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Jean Hemmer for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Jean Hemmer, and is authorized by Jean Hemmer to execute this instrument on his/her behalf.

This the 25th day of September, 2017.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

**Return to:**
**Rudy Title and Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**
**FILE #: B-VRES-17-115**

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027