Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1989

STATE OF ~~TENNESSEE~~ Massachusetts
COUNTY OF Dukes

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,900.00

Harold W Mitchell
Affiant

ALISON W. THOMPSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 7, 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of November, 2017

Notary Public
Commission Expires: Sept. 7 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daidre Badeaux 2608 Neldia Court Nashville, TN 37206	Ameris Bank 1800 Parkway Palce, Ste 820 Marietta, GA 30067	072-10-0-202.00

WARRANTY DEED

FOR AND IN 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/WE,

Harold W. Mitchell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daidre Badeaux, single

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. 4 on the Plan of Neldia Heights Subdivision, of record in Plat Book 2663, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 55 feet on the Westerly side of Neldia Court and runs back 95.6 feet on the Northerly line and 96.4 feet on the Southerly line to a dead line measuring 55 feet thereon.

Being the same property conveyed to Lee R. Mitchell, Harold Woodrow Mitchell and Donald Wayne Mitchell, each as to a one-third interest, by Executors's Deed from Lee R. Mitchell, Executor for the Estate of Ruby Jean Mitchell, and the said Lee R. Mitchell, reserving unto himself a life estate in subject property. The said Donald Wayne Mitchell having since died testate, on August 20, 2014. Pursuant to the Last Will and Testament of the said Donald Wayne Mitchell, in the Probate Court for Rutherford County, Tennessee at Murfreesboro, Charles R. Mitchell was appointed Executor, with full power to convey subject property. The said Lee R. Mitchell, a/k/a Lee Roy Mitchell, having since died intestate, on June 19, 2017, thereby his interest in subject property passing to his sole heir-at-law, his father, Charles R. Mitchell. Pursuant to the Heirship Affidavit, being recorded simultaneously herewith, in Instrument No. 20171026-0110055, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20171026-0110055, in the Register' Office for Davidson County, Tennessee, the said Charles R. Mitchell, as the Executor of the Estate of Donald Wayne Mitchell, with full power to convey subject property; and as sole Heir-at-Law of Lee R. Mitchell, a/k/a Lee Roy Mitchell conveyed subject property to Harold W. Mitchell.

Bill Garrett Davidson County
Batch# 26463 DEEDWARR
11/16/2017 02:33:58 PM 2 pgs
Fees: $13.00 Taxes: $735.93
20171116-0117914

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2608 Neldia Court, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 13th day of November, 2017.

Harold W. Mitchell

STATE OF Massachusetts
COUNTY OF Dukes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Harold W. Mitchell
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Edgartown, Massachusetts ~~Tennessee~~ this 13th day of November, 2017.

Notary Public
My Commission Expires: Sept. 7 2023

(Notary Seal)

ALISON W. THOMPSON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
September 7, 2023