WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Mixon Michael Mixon	Pinnacle Bank	63-01-0/8.01
(NAME)	(NAME)	
614 Nawakwa Trail	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 46643 **DEEDWARR**
01/10/2018 01:42:32 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180110-0003403

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy Sue Daniel, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Mixon and Michael Mixon,** wife and husband, 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 the 11th formerly the 19th Civil District of Davidson county, Tennessee, being a part of Lot No. 5 on the unrecorded plan of L.J. Gee Estate, described according to a survey made by Norris H. Hickerson, Surveyor October 3, 1946 as follows:

Beginning on the northerly margin of Nawakwa Trail 759 feet east of the northeast corner of Nawakwa Trail and Neely's Bend Road, said beginning point being the exact middle of said Lot No. 5 in said unrecorded plan; thence eastwardly along the northerly margin of Nawakwa Trail for a distance of 75 feet to a point; thence extending back between two parallel lines for a distance of 300 feet to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Tammy Sue Daniel by deed from Thomas Jerrell Campbell dated December 1, 2012 and filed for record March 23, 2017 as Instrument No. 20170323-0028498 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated between the parties and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 614 Nawakwa Trail, Madison, TN 37115
(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/our hands this 29th day of December, 2017.

Tammy Sue Daniel

State of Tennessee
County of Davidson

Personally appeared before me Tammy Sue Daniel, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201712009

