WARRANTY DEED

Bill Garrett Davidson County
Batch# 53171 DEEDWARR
01/30/2018 01:20:06 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20180130-0009483

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael M. Mitchell	IServe Residential Lending, LLC	029-00-0-307.00
(NAME)	(NAME)	
5933 Eatons Creek Road	2334 Southpark Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Franklin Mitchell and Tamara D. Mitchell, husband and wife** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael M. Mitchell,** hereinafter called the GRANTEE, heirs and 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, Tennessee, described as follows: BEGINNING at a concrete monument in the northerly margin of a private road, said point being the westerly margin of Lot No. 4 on the plan of the subdivision of the lands of the heirs of Charles P. Zimmerle, deceased, as of record in Plan Book 3, page 28, Chancery Court, Davidson County, Tennessee; Thence, along the original western line of said property North 3 deg. 43 min. 57 sec. East 257.99 feet to a fence post; thence South 87 deg. 21 min. 51 sec. East 172.10 feet to an iron pin, said point being the westerly margin of the property conveyed to Bessie Moore by public auction, entered on Page 242 of Minute Book No. 147, Davidson County, Tennessee; thence with Moore's boundary, South 3 deg. 57 min. 27 sec. West 257.58 feet to a concrete monument in the northerly margin of said private road; thence with the northerly margin of said private road North 87 deg. 30 min. 48 sec. West 171.00 feet to the point of beginning. Together with manufactured home identified as follows: 1998, Gateway, Serial Number: 11982933121 8A and 119829331218B.

BEING the same property conveyed to New Beginnings Apostolic Ministries, by Warranty Deed from Willard S. Grant, Jr., dated 12/29/11 and recorded 1/20/12 in Instrument No. 20120120-0005574, in the Register's Office of Davidson County, Tennessee.

BEING further conveyed to Franklin Mitchell by Quitclaim deed from New Beginnings Apostolic Ministries dated 1/9/18 and recorded on January 10, 2018 in instrument No 20180110-0003290, in the Register's office of Davidson County, Tennessee.

Subject to all matters shown on the Plat of record in Plat Book 5200, Page 279, Register's Office for Davidson County, Tennessee.

Together with and subject to Reciprocal Access Easement Restrictive Covenants and Maintenance Agreement of record in Instrument No: 20180130-0009482, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5933 Eatons Creek Road, Joelton, TN 37080

(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 19th day of January, 2018.

Franklin Mitchell

Tamara D. Mitchell

State of Tennessee
County of Sumner

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

WITNESS my hand and seal this 19th day of January, 2018.

Notary Public Janet Adams
My Commission Expires: _____

File No.: 184053

