ADDRESS NEW OWNER AS:
AC Homes, LLC
1571 Ridgemont Drive
La Vergne, TN 37086

SEND TAX BILLS TO:
(New Owner)

Map/Group 043-01-0
Parcel 055.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

Bill Garrett Davidson County
Batch# 65215 DEEDWARR
03/05/2018 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $155.40
20180305-0020727

THIS DEED OF CONVEYANCE, executed and delivered by **WALLACE P. MITCHELL** hereinafter called the Grantor, to **AC HOMES, LLC**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit:

**Being Lot No. 1 on the Map of East Lawn Subdivision, Block "G", as of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.**

**PLAT MATTERS: The above described property is subject to the easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the Plat of East Lawn Subdivision, Block "G", a plat of which appears of record in Plat Book 547, Pages 153-154, Register's Office for Davidson County, Tennessee.**

**EASEMENTS: The above described property is conveyed subject to such public right of way and railroad right of way easements as my affect the property and to Telecommunication easements as set out in Certified Court Orders recorded as Instrument Numbers 20140114-0003779 and 20120228-0017172, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Wallace Mitchell by deed from Ronnie L. Filson and Donald R. Filson, dated October 28, 2003, of record in Instrument No. 20031031-0159967, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that he has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that he will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on the date indicated in the notary acknowledgement below.

Wallace P Mitchell
WALLACE P. MITCHELL

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace P. Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 2nd day of March, 2018.

My Commission Expires: _____

GARY L DILLIHA NOTARY PUBLIC STATE OF TENNESSEE EXP 3-18-2021 ROBERTSON COUNTY

NOTARY PUBLIC

**********

STATE OF TENNESSEE )
COUNTY OF ROBERTSON )

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$42,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Blenda Dunn
AFFIANT

SUBSCRIBED and SWORN to before me this the 2nd day of March, 2018.

My Commission Expires: _____

GARY L DILLIHA NOTARY PUBLIC STATE OF TENNESSEE EXP 3-18-2021 ROBERTSON COUNTY

NOTARY PUBLIC/Register

**Certificate of Authenticity**

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)