WARRANTY DEED

Bill Garrett Davidson County
Batch# 96804 **DEEDWARR**
05/25/2018 10:25:51 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20180525-0050234

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 18-CD-267

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert D. Cox and Sarah M. Glass	Robert D. Cox and Sarah M. Glass	
(NAME)	(NAME)	
3543 Gondola Drive	3543 Gondola Drive	136 15 0 099.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Fifty-Nine Thousand Nine Hundred Dollars And No/100 Dollars ($159,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JEFFERY D. MITCHENER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT D. COX AND SARAH M. GLASS, HUSBAND AND WIFE, 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:

Being Lot No. 61B, on the plat of Chelsea of Priest Lake, Section One-B, of record in Plat Book 6250, page 8, amended on the plat of Zone Lot Division, Lots Nos. 60 through 63, Chelsea of Priest Lake, Section One-B, of record in Plat Book 6250, page 364, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jeffery D. Mitchener, by Warranty Deed, from Doug M. Habbena and wife, Dawn Habbena, dated December 26, 2002, recorded January 7, 2003, of record in Instrument No. 20030107-0002629, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct legal description of record in Instrument No. 20180514-0045747, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3543 Gondola Drive, Antioch, TN 37013
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Jeffery D. Mitchener this 23 day of May, 2018.

Jeffery D. Mitchener

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23 day of May, 2018, before me personally appeared Jeffery D. Mitchener to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 23 day of May, 2018.

Commission Expires: _____

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON