NEW OWNER:

Charles S. Mitchell, Jr.
3711 Wharton Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0340 MJ

148-06-0-107.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 115799 DEEDWARR
07/12/2018 03:13:12 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20180712-0067708

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RANDY LEE BOWEN AND WIFE, ANDREA M. BOWEN**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES S. MITCHELL, JR., A MARRIED MAN**("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Map of Mangum Heights of record in Plat Book 2330, Page 147, 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. 30 fronts 60 feet on the Westerly margin of Wharton Drive and extends back between lines 184.95 feet on the Northerly Line and 165.20 feet on the Southerly line to a broken line in the rear, measuring 85.33 feet thereon.

Being the same property conveyed to Randy Lee Bowen and wife, Andrea M. Bowen by Warranty Deed from J. Shannon Lawrence, Jr and wife, Emma Jean Lawrence of record in Instrument no. 20071012-0121467, Register's Office for Davidson County, Tennessee, dated August 30, 2007 and recorded on October 12, 2007.

Being also known as 371 Wharton Drive Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **June, 2018**.

RANDY LEE BOWEN

ANDREA M. BOWEN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RANDY LEE BOWEN AND ANDREA M. BOWEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10-6-21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **160,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **June, 2018**.

NOTARY PUBLIC

My commission expires: 10.16.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY