Bill Garrett Davidson County
Batch# 121094 DEEDWARR
07/26/2018 10:37:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20180726-0072923

WARRANTY DEED

PAU-H18216

STATE OF Tennessee
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF July, 2018.

(Affix Seal) Notary Public

My Commission Expires: 9-7-2020

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Dal Pau, a married man	Cardinal Financial Company, Limited Partnership	162.05-0-010.00
5203 Byrne Drive	3701 Arco Corporate Drive, Suite 200	
Nashville, TN 37211	Charlotte, NC 28273	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, HAROLD LEE MITCHELL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAL PAU, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Southwood Subdivision, of record in Book 2663, page 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 95.00 feet on the southwesterly margin of Byrne Drive and runs back between lines measuring 149.94 feet on the northwesterly side and 219.4 feet on the southeasterly side to a dead line in the rear on which it measures 95.96 feet.

Being the same property conveyed to Harold Lee Mitchell and wife, Mildred G. Mitchell by Deed of record in Book 3373, page 165, recorded 4/25/1962, Register's Office for Davidson County, Tennessee.

Mildred G. Mitchell having since died.

( ) unimproved
This is (X) improved property known as 5203 Byrne Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 25th day of July, 2018 :

Harold Lee Mitchell by Philip L. Mitchell, POA

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, Philip L. Mitchell, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Harold Lee Mitchell, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Harold Lee Mitchell for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 25th day of July, 2018.

My Commission Expires:

07/21/2020

Notary Public

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN

True Copy Certification

I, Penny L Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY