ADDRESS NEW OWNER AS:
Jason Nevill and Kristine Tilley
230A Cumberland Blvd
Nashville TN 37228

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Bill Garrett Davidson County
Batch# 122640 DEEDWARR
07/31/2018 11:33:13 AM 2 pgs
Fees: $13.00 Taxes: $525.03

20180731-0074599

Map 033 - 000
Parcel 240.00

THIS DEED OF CONVEYANCE, executed and delivered by **WALLACE MITCHELL**, hereinafter called the Grantor, to **JASON LANCE NEVILL,** an unmarried man, and **KRISTINE ELIZABETH TILLEY**, an unmarried woman, hereinafter called the Grantees; 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 Grantees, survivor and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 4 on the plan of the Subdivision of M.C. Minton Property of record in Book 8250, Page 483, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The property conveyed herein is subject to:

1. **PLAT MATTERS: The above described property is subject to easements, setback lines, note, environmental and conservation notes and all other matters as indicated on the plan of the Subdivision of M.C. Minton Property of record in Book 8250, Page 483, Register's Office for Davidson County, Tennessee.**
2. **That Sanitary Sewer/Storm Sewer easements described in the agreements for Dedication of Easement recorded in Book 7814, Page 494 and in Book 7932, Page 200, in said Register's Office and all terms & conditions set out therein.**
3. **That water main/pipeline/utility easement described in instrument of record in Book 2301, Page 268, in said Register's Office.**

Being the same property conveyed to Wallace Mitchell, by Warranty Deed from Clara Mae Minton, unmarried, dated November 22, 1995, of record in Book 9867, Page 762; 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 Grantees, survivor and assigns.

The Grantor further covenants with the Grantees, survivor 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 Grantees 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 W. Mitchell
WALLACE MITCHELL

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Wallace 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 30th day of July, 2018.

My Commission Expires: _____ NOTARY PUBLIC

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP 5-18-2021
ROBERTSON COUNTY

****

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 **$141,900.00** 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.

AFFIANT

SUBSCRIBED and SWORN to before me this the 30 day of July, 2018.

My Commission Expires: 1-24-22 NOTARY PUBLIC/Register

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY