Bill Garrett Davidson County
Batch# 134247 DEEDWARR
08/28/2018 03:11:30 PM 2 pgs
Fees: $13.00 Taxes: $2,627.00
20180828-0085344

WARRANTY DEED

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$710,000.00.**

Anne Marie Angel
Affiant

Subscribed and sworn to before me this 24th day of August, 2018

Notary Public
My Commission expires: 7-26-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Amanda Mitchell	BOFI Federal Bank	105-02-1A-001.00
912 Southside Place	4795 Eastgate Mall Rd, Suite 200	
Nashville, TN 37203	San Diego, CA 92121	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian Hood**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael William Mitchell, a married man as his sole and separate property, and Amanda Maria Mitchell, a single woman, as tenants in common with rights of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A as shown on the Plan of 912 South Street Homes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 912 South Street Homes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20160822-0087524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian Hood from Split Rock Development, LLC by Warranty Deed on October 25, 2016, of record in Instrument Number 20161026-0113076, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on the Plan as set out on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160822-0087524, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160822-0087524, Register's Office for Davidson County, Tennessee.
- Charter of 908 Southside Homes Owner's Association, Inc. Association, Inc., of record in Instrument No. 20160822-0087524, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Plat Book 4860, pages 25, Register's Office for said County. Restrictive Covenants of record in Book 4220, page 723, Book 6236, page 263, Book 5664, page 817, Book 6262, page 509, and Instrument No. 20160822-0087524, Register's Office for said County. Charter of Edgehill Estates Homeowner's Association, Inc., of record in Book 7526, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as: **912 Southside Place, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 24, 2018.

Brian Hood

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian Hood** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24, 2018

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. 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