Karen Y Johnson Davidson County
Batch# 135826 DEEDWARR
09/04/2018 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20180904-0086976

File No. 188112

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Perrion Denise Barbour and Iris Colette Olige	Same	
(NAME)	(NAME)	008-00-0240.000 and 008-00-0241.00
3420 Chateau Valley Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **WALLACE MITCHELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PERRION DENISE BARBOUR AND IRIS COLETTE OLIGE**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lots Nos. 2 and 3 of the Final Plat of Roberts Estates, of record in Instrument No. 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080627-0066635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Wallace Mitchell, an unmarried man, by Warranty Deeds from David D. Roberts and wife, Corlen J. Roberts and Gary H. Roberts and wife, Carrie J. Roberts and James W. Roberts, a single person, dated July 23, 2008 and recorded August 12, 2008 in Instrument No. 20080812-0083058 (as to Lot No. 2) and in Instrument No. 20080812-0083059 (as to Lot No. 3), Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; all applicable zoning ordinances, building restrictions, and setback lines, if any, easements and rights-of-way for public utilities; Restrictive Covenants of record in Instrument No. 20080721-0074608; Boundary Line Agreement of record in Instrument No. 20011213-0137721; and all existing easements and all other matters as shown on plat of record in

Instrument No. 20080512-0048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20080627-0066635, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as: 7917 and 7927 Whites Creek Pike, Joelton, Tennessee 37080

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31 day of August, 2018.

Wallace Mitchell

Wallace Mitchell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named WALLACE MITCHELL, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31 day of August, 2018.

Commission expires: 03/02/2021

Notary Public

DOLLY T. PEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.