WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFI

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-SM-18-2841

Karen Y Johnson Davidson County
Batch# 138030 **DEEDWARR**
09/07/2018 03:08:05 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20180907-0088947

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meganne Kelly and Elizabeth Kelly	**SunTrust Bank**	
(NAME)	(NAME)	
2841 Lake Forest Dr.	**901 Semmes Avenue**	**136-10-0A-035.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Richmond, VA 23224**	
(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 consideration, the receipt of which is hereby acknowledged, **SCOTT W. MITCHELL AND AMBER R. MITCHELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGANNE KELLY AND ELIZABETH KELLY, AS JOINT TENANTS WITH THE RIGHTS OF SURVIORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 all of Lot No. 14 Condominium Site Plan Lots 11-14, 57-62, Section Three Priest Lake Forest as shown by plat appearing of record in Plat Book 5800, page 161, and Amended of record in Book 5800, page 263 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Scott W. Mitchell and Amber R. Mitchell, husband and wife by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160721-0075324 Register's Office for Davidson County, Tennessee, dated July 19, 2016 and recorded on July 21, 2016.

This conveyance is subject to:

- Taxes for the year 2018, a lien not yet due and payable.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Priest Lake Forest of record in Book 5931, Page 645 amended in Book 6012, page 101; Book 6106, page 610 and Book 6124, page 956, Book 6145, page 435, Book 6123, page 175 and Book 6199, page 270, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5931, Page 677, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Sanitary Sewer of record in Book 5914, Page 508 and Book 5914, page 467, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area by deed of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee.
- Charter of Home Owner's Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20020627-0077281 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictive Covenants of record in Book 6021, Page 99, Book 6021, Page 101, Book 6021, Page 102, Book 6021, Page 107 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20160721-0075324 in the Register's Office for Davidson

County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2841 Lake Forest Dr., Nashville, Tennessee 37217**.

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 the 4th DAY OF SEPTEMBER, 2018.

Scott W. Mitchell

Amber R. Mitchell By Scott W. Mitchell, Attorney In Fact
Amber R. Mitchell by Scott W. Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand and official seal, this the 4th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT W. MITCHELL, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of AMBER R. MITCHELL and acknowledged that he/she executed the same as the free act and deed of the said AMBER R. MITCHELL, said Power of Attorney is recorded isimultaneously herewith.

Witness my hand and official seal
on this the 4th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212