THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817333** Karen Y Johnson Davidson County Batch# 140251 DEEDWARR 09/12/2018 12:45:30 PM 3 pgs Fees: $18.00 Taxes: $8,880.00 20180912-0090558	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2018. Notary Public My Commission Expires: October 7, 2019 OLIVIA WAGGONER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 7, 2019

WARRANTY DEED

Address New Owner: Richland Ave Trust 3630 Richland Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-09-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William J. Mitchell, and wife, Bonnie T. Mitchell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lou Taylor, Trustee of the Richland Ave Trust Dated August 15, 2018**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 35 feet of Lot No. 147 and the Easterly 15 feet of Lot No. 149 of Block No. 6 on the Plan of Richland Realty Company's Division "A", as of record in Plat Book 161, Page 151, Register's Office for said County, said plan showing said property divided into blocks but not showing the subdivision of blocks into small lots, and more fully described according to 5 survey made by W. B. Southgate, Surveyor, April 12, 1906.

Said parts of Lots Nos. 147 and 149 front together 50 feet on the Northerly side of Richland Avenue and runs back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to William J. Mitchell, and wife, Bonnie T. Mitchell by Warranty deed from GMS 2010 Properties, LLC of record in Instrument No. 20120504-0038492 Register's Office for Davidson County, Tennessee, dated April 26, 2012 and recorded on May 04, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 151, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Book 4852, Page 607, in the Register's Office for Davidson County, Tennessee.

Conveyance to Homeowners Association of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record in Instrument Number 20121107-0102843, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3630 Richland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of September, 2018.

William J. Mitchell

Bonnie T. Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Mitchell and Bonnie T. Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2018.

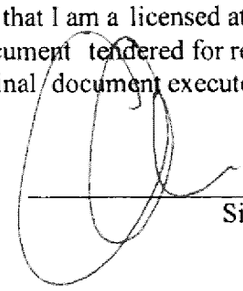
Notary Public

My Commission Expires:

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, Elizabeth Preston, 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.

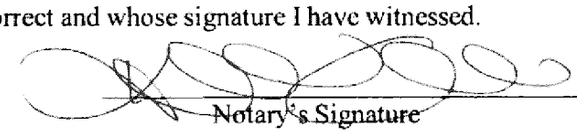


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

