WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9614

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Mitchell	same	018-08-0-031.00
220 Swift Dr		
Goodlettsville, TN 37072		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WANDA WILLIAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN MITCHELL , AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 220 Swift Dr, Goodlettsville, TN 37072

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/or 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/or 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 hand on the 20th day of September, 2018.

Wanda Williams

Karen Y Johnson Davidson County
Batch# 143928 DEEDWARR
09/21/2018 01:47:18 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180921-0093845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 20th day of September, 2018.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9614

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County: Tennessee, being Lot No. 50 on the Plan of Connell Estates, Section 2, as shown on Plat Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Lakeview Loan Servicing, LLC to Wanda Williams, a widow, as recorded on the 4th day of April, 2018 in Instrument No. 20180404-0031486; Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to Lakeview Loan Servicing, LLC, as recorded on the 5th day of February, 2018 in Instrument No. 20180205-0011100 and Warranty Deed from Carl P. McMurray and Lorna McMurray, husband and wife to Robert D. King and Elizabeth King, husband wife, as recorded on the 25th day of November, 2003 in Instrument No. 20031125-0171407, in the Registers Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. **County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.**

b. **City of Goodlettsville taxes for the year 2018 and thereafter, for tax parcel identification number 018-08-0-031.00, not yet due and payable.**

c. **Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.**

d. **Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONNELL ESTATES, SECTION 2, as recorded in Plat Book 2900, Page(s) 130, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**

e. **Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3180, Page 73, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**

f. **Additional Matters/Information/Docs: Limited Power of Attorney recorded at Instrument No. 20180404-0031486.**

g. **NOTE: Foreclosure of Deed of Trust recorded at Instrument No. 20130201-0010432; Corporate Assignment of Deed of Trust recorded at Instrument No. 20171031-0111320; Appointment of Successor Trustee recorded at Instrument No. 20171215-0128204; Trustee's Deed recorded at Instrument No. 20180205-0011100, copies are attached for review.**

h. **Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.**

i. **Property taxes for the current year.**