Karen Y Johnson Davidson County
Batch# 150770 DEEDWARR
10/11/2018 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20181011-0100898

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alan Minchew	same	07116018900; 07116047400
(NAME)	(NAME)	
1203 N 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **GRE, LLC A Tennessee, Limited Liability Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan B. Minchew,**_____ THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 89 and 90, on the plan of Oakwood Park as of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, Said Lots 89 and 90 fronts 30 feet each on the easterly side of North Fifth Street and run back between parallel lines 165 feet to an alley.

Tract 1- Lot 89 on the plan of Oakwood Park as of record in Book 421, Page 12, Register's Office for Davidson County, TN.

Tract 2- Lot 90 on the plan of Oakwood Park as of record in Book 421, Page 12, Register's Office for Davidson County, TN.

Being the same property conveyed to GRE, LLC by Warranty Deed from Mildred Mitchell, single, recorded on August 23, 2018, of record in Instrument No. 20180823-0083678, re-established in Instrument No. 20180830-0086109, recorded on August 30, 2018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mildred Mitchell by virtue of that certain Affidavit of Heirships Deed dated October 21, 2016, and being of record at Instrument No. 20161026-0113281 and dated November 21, 2016 at Instrument No. 20161130-0125401 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Paul B. Mitchell, Jr., and Thomas M. Mitchell by Warranty Deed from Paul B. Mitchell, and wife Nannie S. Mitchell, recorded on December 29, 1982, appearing of record in Book 5983, Page 812, of the Register's Office for Davidson County, Tennessee. The said Paul B. Mitchell, Jr. died on August 11, 2014. Thomas M. Mitchell died on December 8, 2003. The wife of Thomas Mitchell predeceased him and they had no children. His brother, Paul B. Mitchell, Jr. was his sole heir at law as his parents were deceased many years ago. The only surviving heir of Paul B. Mitchell at the time of his death was his wife, Mildred Mitchell of Chicago, Illinois.

This is improved property known as 1203 North Fifth Street, Nashville, TN 37206.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1203 N 5th Street Nashville TN 37206

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands 10/09/18.

John A. Bell, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of GRE, LLC A Tennessee, Limited Liability Corporation, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC A Tennessee, by himself as Authorized Agent.

Witness my hand and official seal on 10/09/18.

Notary Public

My Commission Expires: 1/27/21

DICKSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY MICHELLE JONES

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 12.03.19