Name and Address of New Owner:
Shamrock & Thistle, LLC
804 Russel Street
Nashville, TN 37206

Send Tax Bills To:
Shamrock & Thistle, LLC
804 Russel Street
Nashville, TN 37206

This Instrument Prepared By:
J. Trent Lehman
Lehman Title & Escrow, LLC
1646 Westgate Circle
Suite 102
Brentwood, TN 37027

Map & Parcel No: 061-15-0-317

Karen Y Johnson Davidson County
Batch# 153248 DEEDWARRSP
10/22/2018 03:03:02 PM 3 pgs
Fees: $18.00 Taxes: $2,919.30
20181022-0104658

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin S. Mitchell and Ann R. Mitchell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shamrock & Thistle, LLC, a Tennessee Limited Liability Company** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of Maplewood Home Tract of record in Bonk 421, Page 174, Register's Office for Davidson County, Tennessee, said Lot No. 2 fronts 100 feet on the Westerly side of Gallatin Road and extends back between parallel lines 250 feet to the rear line of Lot No. 35 on said Plan.

Being the same property conveyed to Benjamin S. Mitchell and Ann R. Mitchell by Deed dated March 28, 2008 from Emily H. Bowman, as Successor Trustee recorded April 4, 2008, in Instrument Number 20080404-0034486, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 12th day of October, 2018.

Benjamin S. Mitchell

Benjamin S. Mitchell

Ann R. Mitchell

Ann R. Mitchell

STATE OF ~~TENNESSEE~~ Florida)
)
COUNTY OF ~~WILLIAMSON~~ Sarasota)

Personally appeared before me, a Notary Public in and for said State and County, **Benjamin S. Mitchell and Ann R. 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 they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of October, 2018.

KAREN A. HILLS
Notary Public - State of Florida
Commission # FF 215007
My Comm. Expires Mar 30, 2019
Bonded through National Notary Assn.

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$789,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Benjamin A. Mitchell
(Affiant)

Sworn to and subscribed before me this
12th day of October, 2018.

Karen Hills
Notary Public
My commission expires:_____

KAREN A. HILLS
Notary Public - State of Florida
Commission # FF 215007
My Comm. Expires Mar 30, 2019
Bonded through National Notary Assn.

File No. 15072