This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$429,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181361	Affiant Sworn to and subscribed before me this 27 day of December, 2018. Notary Public My Commission Expires: 1/20/19
After Recording Return To The Above.	

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 179274 **DEEDWARR**
12/31/2018 02:23:47 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20181231-0126531

WARRANTY DEED

THIS INDENTURE, made this 27 day of December, 2018, among:

KYLE L. MCMICHAEL AND HILLARY S. MCMICHAEL, AS HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

OSCAR JAMES MITCHELL AND VALERIE LYNN MITCHELL, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 19, on the Final Plat, Avondale Park, Phase 1, Section 1B, of record in Instrument No. 20120321-0024110, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Special Warranty deed from Avondale Residential, Inc., a Tennessee Corporation of record in Instrument No. 20160608-0058075 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 08, 2016. (Value of consideration shown in aforementioned deed $77,272.58.)

Being the same property conveyed to Kyle L. McMichael and Hillary S. McMichael, as husband and wife by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170707-0068370 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 07, 2017. (Value of consideration shown in aforementioned deed $402,339.00.) Being also known as 821 Doncaster Ln Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.
SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.
FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**
THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.
WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.
IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kyle L. McMichael

Hillary S. McMichael

State of Texas
County of Travis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kyle L. McMichael and Hillary S. McMichael**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of December, 2018.

Notary Public
My Commission Expires: November 01, 2021

KARLY BROOKS
Notary ID #129613694
My Commission Expires
November 1, 2021

Owner Name & Property Address:

Name: Oscar James Mitchell and Valerie Lynn Mitchell
Address: 821 Doncaster Ln
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name:
Address:
City, State, Zip:

Tax ID: 141-05-0A-019.00-CO