THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218792** Karen Johnson Davidson County Batch# 183874 **DEEDWARR** 01/15/2019 10:12:13 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20190115-0004052	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 10th day of January, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Super 98 Holdings, LLC. 2825 Columbine Place Nashville, TN 37204	Wiles & Taylor Attn: Robert C. Taylor 900 Division Street Nashville, TN 37203	Tax Parcel ID No. 118-11-069.00

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, **Kenneth W. Mitchell, unmarried and Janice S. Robinson, unmarried, as tenants in common with right of survivorship**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 30 of Block "D" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 30 fronts 75 feet on the West side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Kenneth W. Mitchell, unmarried and Janice S. Robinson, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Leigh Ann Martin, recorded on the 7th day of August, 2001 in Instrument No. 20010807-0084800, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRY HILL GARDENS, as recorded in Plat Book 1130, Page(s) 36.

Encroachment of house onto 10-foot easement recorded in Book 7537, Page 658 (see document attached).

This is improved property located at 2825 Columbine Place Nashville TN 37204

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 10th day of January, 2019.

Kenneth W. Mitchell

Janice S. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth W. Mitchell and Janice S. Robinson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2019.

Notary Public

My Commission Expires: _____

