# WARRANTY DEED

Karen Johnson Davidson County
Batch# 188387 DEEDWARR
01/25/2019 02:13:10 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20190125-0007559

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/24/2019

S. EDWARDS NOTARY PUBLIC TENNESSEE ROBIN COUNTY OF WILLIAMSON

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9777

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| RRK Investments, LLC | RRK Investments | |
| 2043 Pinecrest Dr | 5104 Stone Mtn Court | 162-09-0D-021.00CO |
| Nashville, TN 37211 | Nashville, TN 37211 | |

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

**MARK MITCHELL AND VALERIE MITCHELL, HUSBAND AND WIFE**

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

**RRK INVESTMENTS, LLC**

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

Land in Davidson County, Tennessee, Being Unit No. 21, Pinecrest Townhomes, A Planned Unit Development, as shown in Exhibit A-2 of Declaration of Covenants, Conditions and Restrictions Establishing the Pinecrest Townhomes a Planned Unit Development recorded at Instrument Number 20081230-0123641 and Amended at Instrument Number 20120328-0026504, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Special Warranty Deed from J.D. Eatherly, married to Mark Mitchell and Valerie Mitchell, husband and wife as recorded on the 8th day of February, 2017 in Instrument No. 20170208-0013068 and part of Warranty Deed from Atrima Associates LLC, a Tennessee limited liability company to J.D. Eatherly, an individual as recorded on the 12th day of September, 2007 in Instrument No. 20070912-0109609, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20081230-0123641 and 20120328-0026504, 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).

4. Easement to Comcast, recorded in Instrument No. 20140902-0079896.

5. Easement for Storm Drainage, recorded in Instrument No. 20080508-0047420.

6. Easement for Access, recorded in Book 7497, Page 740.

7. Easement referenced in Deed recorded in Book 7818, Page 741.

8. All matters shown in the survey of McConnell Engineering Consultants, Inc. dated March 23, 1987 and revised March 9, 1988 and in the boundary and topographic survey of Crawford Land Surveyor, P.C. dated August 9, 2002.

This is improved property known as 2043 Pinecrest Dr, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 24th day of January, 2019.

Mark Mitchell

Valerie Mitchell

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, MARK MITCHELL AND VALERIE MITCHELL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 24th day of January, 2019.

Notary Public

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-29-2021