Karen Johnson Davidson County
Batch# 189343 DEEDWARR
01/29/2019 10:36:18 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20190129-0008400

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2019.

Carol M Holmes

Notary Public
MY COMMISSION EXPIRES: 3/31/20
File No. G19-4195

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven Jermaine Mitchell (NAME)	Same (NAME)	64-160D-240 CO
3116 Remington Park Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Silvia C. Wilson, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven Jermaine Mitchell, an unmarried man**, 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 Lot No. 125 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Silvia C. Wilson by Deed dated December 30, 2011 from Regina Sweeney, recorded January 4, 2012, in Instrument Number 20120104-0000681, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020528-0064435, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded by Instrument Nos. 20001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597 & 20020718-0086907, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.

4. Bylaws in Instrument No. 20001101-0108604, said Register's Office.

5. Pubic Utility and Drainage easement in Book 7618, page 613, said Register's Office.

6. Easement for sanitary sewers/storm drainage in Book 7618, page 616 and Instrument No. 20001208-0121300, said Register's Office.

7. Easement for construction of slopes in Book 9987, page 252, said Register's Office.

8. Stormwater Detention Agreement in Instrument No. 20020524-0063322,

9. Easement to Cumberland Utility District in Book 4910, page 838, said Register's Office.

10. Perpetual right and easement of egress, ingress and regress in Book 5699, page 535, said Register's Office.

11. Common Area conveyed to HOA in Instrument No. 20050311-0027269, said Register's Office.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3116 Remington Park Court, Nashville, TN 37076.

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. Whenever 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 my/our hand(s) this 25th day of January, 2019.

Silvia C. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2019, before me personally appeared Silvia C. Wilson, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 25th day of January, 2019.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066