Karen Johnson Davidson County Batch# 191700 DEEDWARR 02/05/2019 09:22:30 AM 3 pgs Fees: $18.00 Taxes: $664.15 20190205-0010770	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for this transfer is $179,500.00 Affiant Subscribed and sworn to before me, this 30 day of January, 2019. Notary Public My commission expires: 4-13-22 MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Jester, Jr.	Legacy Mutual Mtg	**152130B06000CO**
1105 Alandee Street	3503 Paesanos Pkwy	
Nashville, TN 37214	San Antonio TX 78231	

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,

Michael Mitchell

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

Michael Jester, Jr., 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. 96, on the As Built Plan, Phase 11-C, Section 2, River Glen, Revision of Units 96, 97, 99 and 100, of record in Plat Book 7900, pages 548-549, as revised in Plat Book 8250, page 323, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Mitchell, by Warranty Deed from Robert J. DiPiazza, unmarried, dated March 31, 2003, of record in Instrument No. 20030408-0046419, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1105 Alandee Street, Nashville, TN 37214.

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 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.

Michael Mitchell Date: 1/30/2019

Michael Mitchell

STATE OF Tenn

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Mitchell, the within named Grantor(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, at office, this 30 day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL)

