NEW OWNER:
Jason Hoffman
3711 Wharton Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
148-06-0-107

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-147

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 205945 DEEDWARR
03/14/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20190314-0023437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($249,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Charles S. Mitchell Jr., a married man** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **Jason Hoffman, a married man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Mangum Heights of record in Plat Book 2330, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 fronts 60 feet on the Westerly margin of Wharton Drive and extends back between lines 184.95 feet on the Northerly Line and 165.20 feet on the Southerly line to a broken line in the rear, measuring 85.33 feet thereon.

Being the same property conveyed to Charles S. Mitchell, Jr., a married man by Warranty deed from Randy Lee Bowen and wife, Andrea M. Bowen of record in Instrument No. 20180712-0067708 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on July 12, 2018.

Being also known as 3711 Wharton Drive Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

SAID PROPERTY is not the marital residence of Grantor.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **March, 2019**.

Charles S. Mitchell Jr. by Kimbel Mengelberg his Attorney in Fact

Charles S. Mitchell Jr.
By Kimbel Mengelberg, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kimbel Mengelberg, attorney-in-fact for Charles S. Mitchell Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **March, 2019**.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **249,900.00**.

Kevin Rogers

AFFIANT

Sworn to and subscribed to before me this 12th day of **March, 2019**.

NOTARY PUBLIC

My commission expires: 3/24/2020

DE ANNA D. SYLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY