THIS INSTRUMENT WAS PREPARED BY (Return to)

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-9949-BW

Karen Johnson Davidson County
Batch# 229430 **DEEDWARR**
05/14/2019 09:17:47 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20190514-0045071

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **275,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Beth Sanders	F& M Bank	MAP & PARCEL
5017 Hasty Dr.	P.O. Box 451	161-04-0-007.00
Nashville, TN 37211	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Michael Dean Mitchell, Patti Rae Bryant, Charles Ross Mitchell and John Kyle Mitchell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Beth Sanders and Ethan L. Sanders, wife and husband**

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. 10, on the plan of Whispering Hills Annex, as shown of record in Book 2331, Page 133, Register's Office of Davidson County, Tennessee, and more particularly described as follows: Said Lot No. 10 fronts 62.0 feet on the westerly side of Hasty Drive and extends back between lines 200.5 feet on the northerly side and 200.2 feet on the southerly side to a dead line in the rear on which it measures 62.0 feet.

Being the same property conveyed to Robert Lowell Mitchell and wife, Reba H. Mitchell by Warranty deed from Elm Hill Homes, Inc., a Corporation of record in Book 2649, page 331, Register's Office for Davidson County, Tennessee, dated June 6, 1957 and recorded on June 6, 1957.

Robert Lowell Mitchell passed away on February 12, 1990 leaving Reba H. Mitchell (aka Reba Mitchell Brown) as the surviving Tenant by the Entirety. Reba H. Mitchell passed away on October 28, 2018 and her four children: Michael Dean Mitchell, Charles Ross Mitchell, John Kyle Mitchell and Patti Rae Mitchell were devised the subject real property in her Will which was admitted to Probate in Davidson County, Tennessee on January 9, 2019 with the docket number 18p-2049.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5017 Hasty 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, 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. 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 my hand this the 13th day of May, 2019.

Michael Dean Mitchell

Patti Rae Bryant
BY: Michael Dean Mitchell, ATTORNEY-IN-FACT

Patti Rae Bryant
BY: Michael Dean Mitchell, Attorney-in-Fact

Charles Ross Mitchell
BY: Michael Dean Mitchell, ATTORNEY-IN-FACT

Charles Ross Mitchell
BY: Michael Dean Mitchell, Attorney-in-Fact

John Kyle Mitchell
BY: Michael Dean Mitchell, ATTORNEY-IN-FACT

John Kyle Mitchell
BY: Michael Dean Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dean Mitchell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 2019.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dean Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Patti Rae Bryant**, as her Attorney in Fact, as the free act and deed of the within named **Patti Rae Bryant**.

Witness my hand and official seal this the 13th day of May, 2019.

My Commission expires 10-7-2019

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

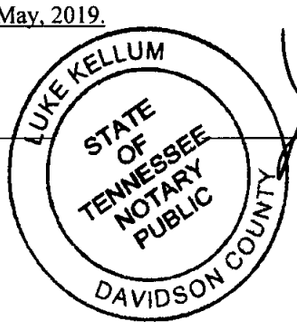
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dean Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Charles Ross Mitchell**, as his Attorney in Fact, as the free act and deed of the within named **Charles Ross Mitchell**.

Witness my hand and official seal this the 13th day of May, 2019.

My Commission expires 10-7-2019



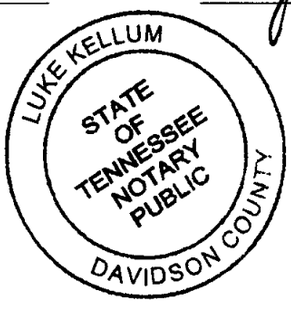
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Dean Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **John Kyle Mitchell**, as his Attorney in Fact, as the free act and deed of the within named **John Kyle Mitchell**.

Witness my hand and official seal this the 13th day of May, 2019.

My Commission expires 10-7-2019



Notary Public