Karen Johnson Davidson County
Batch# 245268 DEEDWARR
06/19/2019 09:31:09 AM 2 pgs
Fees: $13.00 Taxes: $678.95
20190619-0058899

This Instrument Prepared by: And Return to:
**Legends Title Services, LLC**
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Erik Elrod
4869 Big Horn Drive
Old Hickory, TN 37138

**SEND TAX BILL TO:**
New Owner

**MAP/PARCEL 065-13-0-043.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephen W. Mitchell, Albert T. Mitchell, and Charles S. Mitchell, as beneficiaries of the Estate of Betty Mitchel Drayer hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Erik Elrod, unmarried, and Steven Arnold , married, as tenants in common, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sherwood Forest, Section Two, of record in Plat Book 4300, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Charles F. Drayer and etux Betty M. Drayer by Warranty Deed from Viking Homes, Inc. of record in Book 4623, page 483, Register's Office for Davidson County, Tennessee, dated July 27, 1972 and recorded on July 31, 1972.**

**Being the same property conveyed to Betty M. Drayer by Quitclaim Deed from Charles F. Drayer a/k/a Charles Frederick Drayer, of record in Book 9219, page 390, Register's Office for Davidson County, Tennessee, dated November 17, 1993 and recorded on January 13, 1994. The said Betty M. Drayer died April 2, 2019, and by her Last Will and Testament admitted to The Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 19P836, devised the subject property equally to her three brothers, Albert T. Mitchell, Stephen W. Mitchell and Charles S. Mitchell, and further appointed Albert T. Mitchell as the Executor of her estate. The said Albert T. Mitchell declined to serve as Executor, and pursuant to the terms of the aforesaid will, Stephen W. Mitchell was appointed as Executor, with the right and power to sell the subject property without order of court and without notice to anyone.**

**Being also known as 4869 Big Horn Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of June 2019.

**WITNESS MY HAND** on this the 14th day of June 2019.

**Stephen W. Mitchell**

**Albert T. Mitchell by Stephen W. Mitchell as Attorney in Fact** as attorney in fact

**Charles S. Mitchell**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Stephen W. Mitchell and Charles S. Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 14th day of June 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen W. Mitchell, as attorney-in-fact for Albert T. Mitchell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument as the free act and deed of the said Albert T. Mitchell, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Albert T, Mitchell, and recorded simultaneously herewith in Book *, Page ____, of the Register's Office of Davidson County, Tennessee.

* 20190619.0058898

Witness my hand and official seal at office on this the 14th day of June, 2019.

Notary Public

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $183,500.00.

AFFIANT

Subscribed and sworn to before me this the 14th day of June 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 190310