THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190520615

Karen Johnson Davidson County
Batch# 246015 DEEDWARR
06/20/2019 10:20:32 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190620-0059540

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

M. Alexander

Affiant

Subscribed and sworn to before me, this 18th day of June, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Grace Yerdon PO Box 210886 Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-07-0F-045.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan William Mitchell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Ginder Caprio aka Mary Grace Yerdon, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 45, Unit 1101, of Bellevue Commons Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, and as amended in Instrument No. 20060824-0104869, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site plan of Bellevue Commons as set forth in said Master Deed, for a more complete description of said Unit.

Being the same property conveyed to Nathan William Mitchell, an unmarried individual by Warranty deed from Kanyimbu V. Mawawa, an unmarried individual of record in Instrument No. 20140820-0075825 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on August 20, 2014.

Bethany Lyn Dale joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Nathan William Mitchell.

The execution of this instrument is effected by the signature of Kate Rosenthal as Attorney-in-Fact for Nathan William Mitchell, which Power of Attorney is recorded in Instrument Number 20190620-0059539, and also by the signature of Kate Rosenthal as Attorney-in-Fact for Bethany Lyn Dale, which Power of Attorney is recorded in Instrument Number 20190620-0059538 both in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable and all years thereafter.

Bellevue Commons Townhomes of record in Instrument Number 20000720-0071772, as re-recorded in Instrument No. 20000828-0084760 and amended in Instrument No. 20060824-0104869, in the Register's Office for Davidson County, Tennessee.

Charter of Bellevue Commons Townhome Association, Inc. of record in Instrument Number 20000720-071771, in the Register's Office for Davidson County, Tennessee.
Charter of Bellevue Commons Homeowners Association, Inc. of record in Instrument Number 20000915-091868 and Instrument No. 20001009-0100204, in the Register's Office for Davidson County, Tennessee.

Harpeth Valley Utility District Easement of record in Book 11426, Page 63, in the Register's Office for Davidson County, Tennessee.

Easements to the State of Tennessee for highway purposes of record in Book 5202, Page 732 and Book 5024, Page 458, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5202, Page 736, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument Number 20000310-0025049, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20000616-0060368, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7252 Highway 70 South Unit 1101 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2019.

Nathan William Mitchell by Kate Rosenthal as Attorney-in-Fact

Bethany Lyn Dale by Kate Rosenthal as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Nathan William Mitchell and that she is authorized by Nathan William Mitchell to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of June, 2019.

Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bethany Lyn Dale and that she is authorized by Bethany Lynn Dale to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of June, 2019.

Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021