THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721564

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $237,500.00

Affiant

Subscribed and sworn to before me, this5th day of August, 2019.

Notary Public
My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 267269 DEEDWARR
08/06/2019 09:14:15 AM 2 pgs
Fees: $13.00 Taxes: $878.75
20190806-0077839

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Houlihan Douglass 310 Sloan Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103-08-0B-310.00 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, **Emily J. Mitchell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah H. Douglass, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 310, Building "B" of Parklane Condominiums, Phase V, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit B to the Master Deed of record in Book 7896, Page 710 and amended in Book 7937, Page 67, Register' s Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment' s appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to EMILY A. JOHNSON, by deed from S.J. TORCIVIA, SR. and KATHLEEN M. TORCIVIA, husband and wife, of record in Instrument No. 20130917-0097841 , dated September 12, 2013 , said Register's Office.

Emily A. Johnson having since married and is now known as Emily J. Mitchell.

Phillip Mitchell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 103-08-0B-310.00 CO.

Master Deed of record in Book 7896, page 710 amended in Book 7937, page 67, said Register's Office.

This is improved property located at 310 Sloan Road Nashville TN 37209

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 5th day of August, 2019.

Emily J. Mitchell

Phillip Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily J. Mitchell and Phillip Mitchell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022