Karen Johnson Davidson County
Batch# 268435 DEEDWARR
08/07/2019 03:40:12 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20190807-0078688

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2019.

Notary Public

My commission expires: 10-7-19

(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **John Robert Mitchell**	Send Tax Bills To: new owner	Map-Parcel Numbers **Map 075-09-0 Parcel 062.00**
3935 Plantation Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy Fults and wife, Ruby Fults

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Robert Mitchell, a single man

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. 111 on the Plan of Hermitage Hills, of record in Plat Book 2900, Page 48, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ruby A. Mangrum, by Deed dated October 1, 1997 from Ocwen Federal Bank, FSB, of record in Book 10640, Page 634, Register's Office for Davidson County, Tennessee. The said Ruby A. Mangrum now known as Ruby Fults has quitclaimed the property for the purpose of creating a tenancy by the entirety to Timothy Fults and wife, Ruby Fults by Quitclaim Deed dated October 24, 2012, of record in Instrument No. 20121101-0100236, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2900, Page 48, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2992, Page 53, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3935 Plantation Drive, Hermitage, TN 37076**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VRES-19-3935

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 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/our hand(s) this **6th** day of **August, 2019.**

Timothy Fults

Ruby Fults

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Timothy Fults and Ruby Fults,** the within named sellesr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **6th** day of **August, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21