RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912341

Karen Johnson Davidson County
Batch# 277312 DEEDWARR
08/28/2019 01:03:34 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20190828-0086860

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

NOTARY PUBLIC

My commission expires: September 7, 2021

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James G. Mitchell and wife, Sallyce C. Mitchell 5816 Brentwood Trace Brentwood, TN 37027	Same address as new owner	160-14-0-B-112.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KRISTA MITCHELL**, unmarried woman, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES G. MITCHELL SALLYCE C. MITCHELL**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit Number 5816 of 2nd Revision, Brentwood Trace Condonminiums, a horizontal property regime established by Master Deed of record in Book 5524, page 415, as amended in Book 5545, page 510, and plat of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Krista L. Mitchell, an unmarried woman, by Warranty Deed from Tamara B. Latham, an unmarried woman, dated 8/17/2016, recorded 8/23/2016, of record in Instrument No. 20160823-0088052, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5816 Brentwood Trace, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of August, 2019.

KRISTA MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Krista Mitchell, 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.

WITNESS my hand and seal, this the 19th day of August, 2019.

Notary Public

Printed Notary Name:

My commission expires:

Margaret S. Hines
Notary Public
State of Tennessee
Davidson County
My Commission Expires September 7, 2021