WARRANTY DEED

Karen Johnson Davidson County
Batch# 281584 DEEDWARR
09/05/2019 02:35:46 PM 2 pgs
Fees: $13.00 Taxes: $680.80

20190905-0089830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0673

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blake Randall Shaver	F & M Bank	Map: 162090B01500
(NAME) 5600 Country Dr. Apt 101	(NAME) 50 Franklin St.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS ($184,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REBECCA L. MITCHELL FKA REBECCA L. GREENWAY, UNMARRIED,

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

BLAKE RANDALL SHAVER,

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 Townhouse No. 101, of on the Plan of Hickory Valley Condominiums, Phase III, Revised of record in Plat Book 5050, Page 94, in the Register's Office fo Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rebecca L. Greenway, an unmarried individual, by deed from Mary Hammack, an unmarried individual, Karen Sue Nolte, an unmarried individual, Judith Anne Widenmann, an unmarried individual, of record in Instrument No. 20110921-0073214, dated August 26, 2011, Register's Office for said County. The said Rebecca L. Greenway is now known as Rebecca L. Mitchell.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5050, Page 94, said Register's Office; (3) Easement of record in Book 4842, Page 979 and Book 5606, Page 663, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4890, Page 372, Book 4521, Page 574, Book 4918, Page 116, Book 4958, Page 346, and Book 5001, Page 394, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5600 Country Dr. Apt 101, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our hands this 4th day of September, 2019.

Rebecca L. Mitchell, by Timothy J. Mitchell her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Timothy J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Rebecca L. Mitchell, as his/her Attorney-in-Fact, as the free act and deed of the within named Rebecca L. Mitchell.

Witness my hand and official seal this 4th day of September, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.