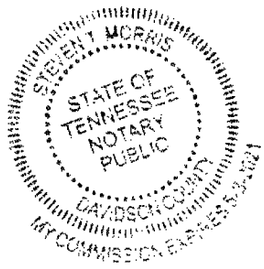
Karen Johnson Davidson County
Batch# 317571 DEEDWARR
11/19/2019 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20191119-0119561



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $401,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2019.

Notary Public

My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Thomas David Mitchell and Morgan Mitchell	F&M BANK	**090084G00200CO**
732 Croley Drive, Unit B	50 FRANKLIN ST.	
Nashville, TN 37209	CLARKSVILLE, TN 37040	

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

L.A.N.D. Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas David Mitchell and Morgan Benet Mitchell, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 732 Croley, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190418-0035963, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Curtis M. Groves, married by Warranty deed from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795 Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on September 30, 2005.

Being a portion of the same property conveyed to Faith J. Groves by Quitclaim deed from Curtis M. Groves of record in Instrument No. 20181109-0110891 Register's Office for Davidson County, Tennessee, dated November 1, 2018 and recorded on November 9, 2018. Scrivener's Affidavit of record at Instrument No. 20190123-0006384 and 20190130-0008668.

Being a portion of the same property conveyed to L.A.N.D. Group, LLC by Warranty deed from Faith J. Groves of record in Instrument No. 20190412-0033464 Register's Office for Davidson County, Tennessee, dated April 5, 2019 and recorded on April 12, 2019.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 732 Croley Drive, Unit B, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 15th day of November, 2019:

L.A.N.D. Group, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Knox

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

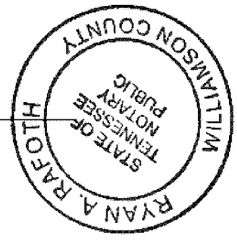
CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 15th day of November, 2019.

My Commission Expires: 5.25.20

_____
Notary Public



20191712R

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022