LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 .

x Stephen C. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF NOVEMBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY LEACH	New Owner	131-08-0-020.00
(NAME)	(NAME)	
1105 BROOKMEADE DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 318548 DEEDWARR
11/22/2019 12:32:10 PM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20191122-0120973

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, STEPHEN CARMACK MITCHELL AND JENNIFER LOU MITCHELL, AS CO-EXECUTORS OF THE ESTATE OF LOU MOSIER MITCHELL, AND INDIVIDUALLY AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF LOU MOSIER MITCHELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY LEACH, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 26 on the Map of Duncanwood, as of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 26 fronts 100 feet on the west side of Brookmeade Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Nathan W. Brandon and Wife, Martha Cunliff Brandon to Charles D. Mitchell and Wife, Lou M. Mitchell, as recorded on the 15th day of December , 1959 in Deed Book 2997, Page 127, in the Register's Office of Davidson County, Tennessee. Charles D. Mitchell and Lou M. Mitchell divorced, property was divested out of Charles D. Mitchell and vested solely in Mara Louise Mosier Mitchell, pursuant to Divorce Decree in No. 79175, in the First Circuit Court of Davidson County, Tennessee and being recorded in Book 5039, Page 326, said Register's Office.

The said Lou M. Mitchell aka Lou Mosier Mitchell and Mara Louise Mosier Mitchell died on January 10, 2018, leaving a Last Will and Testament that was probated under Docket No. 18P222 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Under the aforesaid Will, Stephen Carmack Mitchell and Jennifer Lou Mitchell were appointed to serve as Co-Executors of the Estate, and the real property, which includes the subject property, was to be administered as part of the Probate Estate pursuant to said Will.

This conveyance is subject to Matters shown on the Plan of record in Book 1424, Page 139; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **1105 BROOKMEADE DRIVE, NASHVILLE, TN 37204**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 20 day of November, 2019.

Stephen Carmack Mitchell
STEPHEN CARMACK MITCHELL

Stephen Carmack Mitchell, co-executor
STEPHEN CARMACK MITCHELL, CO-EXECUTOR OF THE ESTATE OF LOU MOSIER MITCHELL

Jennifer Lou Mitchell
JENNIFER LOU MITCHELL

Jennifer Lou Mitchell co-executor
JENNIFER LOU MITCHELL, CO-EXECUTOR OF THE ESTATE OF LOU MOSIER MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Stephen Carmack Mitchell, individually, and as Co-Executor of the Estate of Lou Mosier Mitchell,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of November, 2019.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer Lou Mitchell, individually, and as Co-Executor of the Estate of Lou Mosier Mitchell,** the bargainor, 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 official seal at office this 8th day of November, 2019.

My Commission Expires: **May 2, 2022**

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON