Karen Johnson Davidson County
Batch# 323179 DEEDWARR
12/02/2019 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $872.83
20191202-0123809

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Angela Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-17-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley B. Mitchell		147-12-0A-110.00-CO
(NAME)	(NAME)	
110 Northcrest Commons Cir.	Send to New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charlene Garrett, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley B. Mitchell, an unmarried woman**, 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 all of Unit No. 110 Northcrest, Phase One & Two, a Horizontal Property Regime with Private Elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowners' Association, Inc., of record in Instrument No. 20040615-0070835 as amended in Instrument No. 20040722-0087737; Instrument No. 20050228-0021538; Instrument No. 20060628-0077585 and Instrument No. 20121113-0104425, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said units.

Being the same property conveyed to Charlene Garrett by Warranty Deed from Kent L. Walton and Nancye A. Lane, husband and wife dated July 25, 2017 and recorded August 4, 2017 as Instrument No. 20170804-0079654, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 110 Northcrest Commons Cir., Nashville, TN 37211

File Number: FRN-1911435SSO

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 21st day of November, 2019

Charlene Garrett

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charlene Garrett, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of November, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

File Number: FRN-1911435SSO

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Melissa J. Butchko-Turecki,** a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melissa J. Butchko-Turecki

My Commission Expires:

SEAL

