THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35164-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2019. Notary Public My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael P. Mitchell Susan G. Mitchell 641 Old Hickory Blvd., # 208 Brentwood, TN 37207	NEW OWNER	Map and Parcel No.: 171 03 0 B 077 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corrie Heinzelmann, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P. Mitchell and Susan G. Mitchell, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 641 Old Hickory Blvd., # 208, Brentwood, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 324835 DEEDWARR
12/04/2019 02:06:27 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20191204-0125139

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MV-VRE519-641-208

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of December, 2019.

Corrie Heinzelmann

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corrie Heinzelmann, 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, at office, this 2nd day of December, 2019.

Notary Public

My Commission Expires: 8-10-2021

ADAM MARK FREEMAN NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES August 10, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, as of record in Plat Book 9700, page 364, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Corrie Heinzelmann, a single woman by deed dated March 25, 2016 from Phyllis C. Beam N/K/A Phyllis C. Coulter, a married woman, of record in Instrument No. 20160328-0028520, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 171 03 0 B 077 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc. of record in Book 8920, page 65, amended in Book 9860, page 840, Book 9500, page 393, and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Townhomes of Fredericksburg of record in Book 10126, page 435, amended in Book 10224, page 683, corrected in Book 10294, page 850, Book 10393, page 11, Instrument No. 20000718-0070558, rerecorded in Instrument No. 20050705-0076596, Register's Office for Davidson County, Tennessee.
5. By-Laws of The Townhomes of Fredericksburg, of record in Book 10126, page 435, amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee.
6. By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 45, amended in Book 10694, page 539, and Book 11550, page 554, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Townhomes of Fredericksburg Homeowners Association, Inc. of record in Book 10012, page 956, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 9700, page 364, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 7900, page 807 (Amenities), and Book 7900, page 509 (Boundary), Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7358, page 643, Book 7993, page 269, and Book 9607, page 431, Register's Office for Davidson County, Tennessee.
11. Easement for drainage of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee.
12. Easement to State of Tennessee of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
13. Storm water detention agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee.
14. Easement granted to BellSouth of record in Book 10709, page 143, Register's Office for Davidson County, Tennessee.