THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 191023036** Karen Johnson Davidson County Batch# 324933 DEEDWARR 12/04/2019 03:56:19 PM 2 pgs Fees: $13.00 Taxes: $2,257.00 20191204-0125285	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2019. Notary Public My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 07-06-20

WARRANTY DEED

Address New Owner: Mitchell Designs LLC 3620 Meadowbrook Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-265.00

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, **Madge W. Franklin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mitchell Designs LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 456 on the Plan of Map of Richland Realty Company's Division C of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William W. Franklin and wife, Madge W. Franklin by Warranty deed from Julia Jane Walker Milburn formerly Julia Jane Walker and Julia Jane Walker Davis and husband, William F. Wilburn of record in Book 9701, page 672, Register's Office for Davidson County, Tennessee, dated June 13, 1995 and recorded on June 15, 1995.

Said William W. Franklin deceased on October 11, 1996.

Being also known as 3620 Meadowbrook Avenue Nashville, Tennessee 37205.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5149, Page 178, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3620 Meadowbrook Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2019.

Madge W. Franklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madge W. Franklin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2019.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020