Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-3048

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of December, 2019

Notary Public

Commission Expires: 11/19/23

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE 540
NASHVILLE, TN 37203

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen K. Camp and Marsha H. Camp 3559 Binkley Road Nashville, TN 37080	AmeriS Bank 1800 Parkway Pl, Suite 820 Marietta, GA 30067	014-00-0-212.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James C. Mitchell, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen K. Camp and Marsha H. Camp, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1 on the Plan of First Revision of Lot 1 Resub Lot 1 C.H. Ford Subdivision of record in Plat at Instrument No. 20060726-0090016, 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 a portion of the same property conveyed to James C. Mitchell and James E. Mitchell, married by Warranty deed from Carol L. Wilson, a single woman of record in Instrument No. 20040526-0061770 Register's Office for Davidson County, Tennessee, dated April 15, 2004 and recorded on May 26, 2004.

Being the same property conveyed to James C. Mitchell by Quitclaim deed from James E. Mitchell, of record in Instrument No. 20070629-0077786 Register's Office for Davidson County, Tennessee, dated June 25, 2007 and recorded on June 29, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3559 Binkley Road, Nashville, TN 37080

Karen Johnson Davidson County
Batch# 330825 **DEEDWARR**
12/17/2019 10:18:18 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50
20191217-0130033

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Suzanne Mitchell, spouse of James C. Mitchell, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that she may have in this property.

Dated this the 16th day of December, 2019.

James C. Mitchell

Suzanne Mitchell

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James C. Mitchell and Suzanne Mitchell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of December, 2019.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/19/23