Karen Johnson Davidson County
Batch# 379441 DEEDWARR
03/30/2020 01:17:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20200330-0033997

WARRANTY DEED

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-24

(AFFIX SEAL)

MST 2020-0189

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley Mitchell and Ross Mitchell	Guaranteed Rate, Inc.	039-00-0-310.00
(NAME)	(NAME)	
4350 Stenberg Road	4044 N. Lincoln #324	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Chicago, IL 60618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Nancy Ruth Carney, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shelley Mitchell and Ross Mitchell, wife and husband,** 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 the 14th Civil District of Davidson County, Tennessee, described as follow, to- wit:

Beginning at an iron pin (new) in the northwesterly margin of Stenberg Road, said pin being located along the margin of Stenberg Road, from the intersection of the center line of Stenberg Road and Carney Creek, in the center of a bridge; N 46 deg. 10' 01" E, 88.21 feet; thence N 41 deg. 36' 28" E, 73.93 feet; thence N 34 deg. 03' 56" E, 189.12 feet; thence N 40 deg. 27' 40" E, 169.08 feet; thence N 51 deg. 19' 50" E, 48.99 feet to the point of beginning, the southwest corner of this tract; thence with a new line, as follows, N 29 deg. 40' 23" W 468.24 feet to an iron pin (new); thence N 60 deg. 07' 20" E 268.39 feet to an iron pin (old), marking the most southerly southwest corner of a tract of land which belongs to Glenn Harvey Doyle, Jr., having a deed reference in Deed Book 8437, page 635, Register's Office for Davidson County, Tennessee, and marking the most westerly northwest corner of a tract of land which belongs to Phillip M. Little, having a deed reference in Deed Book 8853, page 517, Register's Office for Davidson County, Tennessee; thence with the boundary of said tract of land which belongs to Phillip M. Little, as follows, S 76 deg. 24' 36" E 380.62 feet to an iron pin (old); thence S 33 deg. 33' 12" E 220.85 feet to an iron pin (new) in the westerly margin of Stenberg Road; thence with the margin of Stenberg Road, parallel with and 20.00 feet at a right angle to the center line, as follows, S 63 deg. 47' 01" W 351.46 feet; thence S 61 deg. 46' 57" W 117.88 feet; thence S 52 deg. 45' 59" W 92.65 feet to the point of beginning, containing 5.05 acres as surveyed by Richard C. Kessinger, R.L.S. Tennessee License #1038, d/b/a Kessinger & Associates, 610 South Main Street, Springfield, Tennessee, 37172, January 28, 1997.

Being the same property conveyed to Nancy Ruth Carney by Warranty deed from Gene Carney and Betty Carney, Rex A. Bracey, Sr. and Barbara Carney Bracey and Calvin Short and Marie Carney Short of record in Book 11520, page 944, Register's Office for Davidson County, Tennessee, dated June 8, 1999 and recorded on June 9, 1999.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Right of Way for Stenberg Road. Subject to the flow of any creeks, streams, or branches across subject property. Reference to acreage is left in the description merely for convenience in identifying the tract. Subject to all matters appearing of public record.

This property, known as 4350 Stenberg Road, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th DAY OF March, 2020.

Nancy Ruth Carney by Ronald Bailey Carney her attorney in fact

Nancy Ruth Carney by Ronald Bailey Carney, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ronald Bailey Carney, Attorney-in-Fact for Nancy Ruth Carney, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Nancy Ruth Carney, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Instrument No. 20200213-0016472 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 27th day of March, 2020.

Notary Public
My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021