Warranty Deed

Karen Johnson Davidson County Batch# 401351 DEEDWARR 05/18/2020 09:38:11 AM 2 pgs Fees: $13.00 Taxes: $1,332.00 20200518-0051133	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $360,000.00. Affiant Subscribed and sworn to before me, this the 11th day of May, 2020. Notary Public My commission expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spurthi Bhatt	**Bancorp South** **2778 W Jackson St** **Tupelo, MS 38801**	091-08-0B-006.00-CO
4522 Michigan Ave.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LESLIE MITCHELL AND STEVE MITCHELL, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPURTHI BHATT, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. F, Phase 3, as shown on the plan of Eastoak Groves Townhouses, filed as Exhibit A to and established by the Master Deed of record in Instrument Number No. 20080602-0055567 as amended in Instrument Number 20091119-0106608, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Steve Mitchell and Leslie Mitchell, husband and wife by Warranty deed from Eastoak, LLC and Curtis M. Groves of record in Instrument No. 20100416-0028776 Register's Office for Davidson County, Tennessee, dated April 09, 2010 and recorded on April 16, 2010.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4522 Michigan Ave., Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of May, 2020.

Leslie Mitchell MAY 11/2020

Steve Mitchell May 11/2020

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leslie Mitchell and Steve Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of May, 2020.

Notary Public

My Commission Expires: N/A

Wen Bing Zhang
Notary Public
#6 - 2150 Bowen Road
Nanaimo, BC V9S 1H7
Tel: 250-758-3347
Fax: 250-758-1415
PERMANENT COMMISSION

