**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 406876 **DEEDWARR**
05/28/2020 09:05:57 AM 2 pgs
Fees: $13.00 Taxes: $1,011.95

20200528-0054776

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **273,500.00**.

Jordan L. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2020.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Clayton B. Mills | Churchill Mortgage Corporation | MAP |
| 259 Collier Ave | 1749 Mallory Ln, Ste 100 | PARCEL 119-14-0-008.00 |
| Nashville, TN 37211 | Brentwood TN 37027 | |
| (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, **Steven Reed and Jana Mitchell, both unmarried, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clayton B. Mills and Karen L. Mills, 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. 27, Block E, on the Plan of Woodbine Courts, Part II, not of record, and described as follows:

Beginning at a point in the Southerly margin of Collier Avenue at the corner of Lots 27 and 28; thence with the margin of said Avenue, Easterly 75 ft. to the common corner of Lots 26 and 27; thence with the line between said lots, Southerly 155.5 ft. to the corner of Lots 3, 4, 26 and 27; thence with the line between Lots 3 and 27, Westerly 75 ft. to the corner of Lots 2, 3, 27 and 28; thence with the line between said Lots 27 and 28, Northwardly 155.5 ft. to the point of beginning.

Being the same property conveyed to Steven Reed and Jana Mitchell, both unmarried, as joint tenants with right of survivorship by Warranty Deed from Ruth L. Lyman, an unmarried woman, of record in Instrument No. 20160802-0079531, Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 02, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **259 Collier Ave, Nashville, TN 37211.**

RETURN TO
RUDY TITLE AND ESCROW, LLC
OUR FILE: JM SB RMX 20 259
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

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 our hand( s ) this the 22nd day of May, 2020.

Steven Reed by Samuel F. Anderson, Attorney-in-Fact

Jana Mitchell by Samuel F. Anderson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Steven Reed**, as his Attorney in Fact, as the free act and deed of the within named **Steven Reed.**

Witness my hand and official seal this the 22nd day of May, 2020.

My Commission expires 3-19-23

Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel F. Anderson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Jana Mitchell**, as her Attorney in Fact, as the free act and deed of the within named **Jana Mitchell**.

Witness my hand and official seal this the 22nd day of May, 2020.

My Commission expires 3-19-23

Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON