This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $167,500.00.

Affiant

Subscribed and sworn before me this the 12th day of August, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Hans Kevin Mitchell	BancorpSouth Bank	150-03-0 103.00
3262 Anderson Road	2778 West Jackson Street Building C, 2	
Antioch, TN 37013	Tupelo, MS 38801	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KRYSTAL BLOUIN, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HANS KEVIN MITCHELL, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of Zone Lot Division, Lots 2, 3 & 4, Justin Towne, Section One, of record in Plat Book 5200, Page 473, amending Plat Book 5800, Page 56, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the westerly margin of Anderson Road said point being the common front corner of Lots 2 and 3 on said plan; thence north 61 degrees 46 minutes 3 seconds West 131.32 feet along the common boundary of Lots 2 and 3 to a point which is the common rear corner of said lots; thence North 48 degrees 49 minutes 10 seconds East 50 feet to a point; thence south 35 degrees 19 minutes 23 seconds to a point; thence south 65 degrees 30 minutes 22 seconds east 39.5 feet to a point; thence south 67 degrees 44 minutes 16 seconds east 41.88 feet to a point in the westerly margin of Anderson Road; thence with the margin of said road in a southerly direction 38 feet to the point of beginning.

Being the same property conveyed to Krystal Blouin, unmarried woman, by deed from John E. Fonseca, unmarried, dated 12/12/2016, of record in Instrument No. 20161214-0130969, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3262 Anderson Road, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 455655 DEEDWARR
08/13/2020 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $619.75
20200813-0090470

Witness my hand this the 12th day of August, 2020.

Krystal Blouin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Krystal Blouin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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