Karen Johnson Davidson County
Batch# 491624 DEEDWARR
10/07/2020 02:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201007-0116589

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 7th day of October, 2020.

Notary Public

My commission expires:
OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Metropolitan Government of Nashville & Davidson County, Tennessee	New Owner	**16300013300**
P.O. Box 196300		
Nashville, TN 37219		

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 ACKNOWLEDGE, WE,

Wallace P. Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Metropolitan Government of Nashville and Davidson County, Tennessee

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, beginning at an existing iron rod on the northerly right-of-way line of Mt. View Road at a corner common with 205 Lee Associates, LLC, as of record in Instrument No. 20170523-0051170, Register's Office for Davidson County, Tennessee, said iron rod also being 1110 feet Southeast more or less of the intersection of Baby Ruth Lane and Mt. View Road;

Thence leaving the northerly right-of-way line of Mt. View Road along a fence with the easterly property line of 205 Lee Associates, LLC, North 07 deg 12 min 43 sec East, 412.97 feet to an existing iron rod;

Thence North 78 deg 24 min 58 sec West, 239.87 feet to an existing iron rod;

Thence North 18 deg 40 min 07 sec East 414.38 feet to an existing iron rod at a corner common with Central Union Realty Group, LLC, as of record in Instrument No. 20100120-0005059, said Register's Office;

Thence with the easterly property line of Central Union Realty Group, LLC, North 15 deg 08 min 51 sec East 86.05 feet to an existing iron rod;

Thence North 13 deg 45 min 02 sec East 536.76 feet to an existing iron rod;

Thence North 13 deg 04 min 26 sec East 200.64 feet to an existing iron rod;

Thence North 13 deg 44 min 24 sec East 125.68 feet to an existing iron rod at a corner common with Mur-ci Homes, as of record in Book 7376, page 418, said Register's Office;

Thence with the easterly property line of Mur-ci Homes, North 20 deg 13 min 19 sec East, 248.80 feet to an existing iron rod at a corner common with Paul A. Hoover, as of record in Instrument No. 19991209-0301423, said Register's Office;

Thence with the southerly property line of Paul A. Hoover, along a fence, South 83 deg 32 min 14 sec East 707.81 feet to an iron rod set;

Thence North 86 deg 03 min 41 sec East 77.00 feet to an existing iron rod in a fence;

Thence along a fence South 07 deg 05 min 50 sec west, 353.78 feet to an iron rod set;

Thence 05 deg 37 min 31 sec West, 444.18 feet to an iron rod set;

Thence South 03 deg 24 min 39 sec West 339.72 feet to an iron rod set;

Thence South 08 deg 34 min 20 sec West 576.71 feet to an iron rod set on the northerly right-of-way of Mt. View Road;

Thence with the northerly right-of-way line of Mt. View Road, South 61 deg 02 min 54 sec West 258.04 feet to an iron rod set;

Thence with a curve to the right with an arc length of 641.59 feet, the radius of which is 946.40 feet, the central angle of which is 38 deg 50 min 32 sec, the chord of which is South 80 deg 28 min 10 sec West, 629.38 feet to the point of beginning.

Being the same property conveyed to Wallace P. Mitchell by Clerk & Master's Deed from Christi Scott, Clerk and Master of the Chancery Court at Nashville for Davidson County, Tennessee, dated February 20, 2008, of record in Instrument No. 20080401-0032506, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (___) unimproved (__X__) property known as 5557 Mt. View 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 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 in 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.

Wallace M. Mitchell Date: 10/7/2020
Wallace P. Mitchell

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Wallace P. Mitchell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of October, 2020.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

NOTARY PUBLIC

My Commission Expires: 8/21/23

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER