WARRANTY DEED

Karen Johnson Davidson County
Batch# 525884 DEEDWARR
12/07/2020 03:26:58 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201207-0141881

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Mitchell and Victoria Mitchell	Churchill Mortgage	141150D16600CO
(NAME) 709 Vauxhall Drive	(NAME) 1749 Mallory Lane, Ste. 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas C. Gorham and Carla Dawn Gorham, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Mitchell and Victoria Mitchell, 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. 166 on the plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, Pages 710 and 712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas Gorham and wife, Dawn Gorham by deed dated September 3, 2004 from William L. Nicks and Teresa M. Nicks of record in Instrument No. 20040907-0107710, Register's Office for Davidson County, Tennessee and thereafter conveyed to Thomas C. Gorham and Carla Dawn Gorham, husband and wife by deed dated May 14, 2020 in Instrument No. 20200526-0053753, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 709 Vauxhall Drive, Nashville, TN 37221
(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 hands this 3rd day of December, 2020.

Thomas C. Gorham

Carla Dawn Gorham

State of Tennessee
County of Davidson

On this 3rd day of December, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Thomas C. Gorham and Carla Dawn Gorham, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 3rd day of December, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Mitchell

