Karen Johnson Davidson County
Batch# 531117 DEEDWARR
12/11/2020 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20201211-0145543

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61504
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathryn Sheridan Gossage Kevin Edward Gossage 740 Myhr Drive Nashville, TN 37221	CAPSTAR BANK 2002 RICHARD JONES RD, STE 300A NASHVILLE, TN 37215

TAX MAP PARCEL NUMBERS: 14214010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$357,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Mitchell, married,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kathryn Sheridan Gossage and Kevin Edward Gossage, wife and husband,** hereinafter called the **Grantees,** Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 337 on the Plan of Harpeth Valley Park, Section 3 of record in Book 4175, page 15 Register's Office for said County, to which plan reference if hereby made for a more complete description.

Being the same property conveyed to David Mitchell, married, by Cash Deed for Tennessee from Shaun Donovan, the Secretary of Housing and Urban Development of Washington D.C., dated September 17, 2013 and recorded on October 1, 2013, of record in Inst. No. 20131001-0102832, Register's Office for Davidson County, Tennessee.

Victoria Mitchell, spouse of David Mitchell, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 15, said Register's Office, which Plan shows a 30 foot minimum building setback line from Myhr Drive, and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot; Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 7697, page 486, said Register's Office; and Restrictions and use limitations contained in instruments of record in Book 3857, page 858 and Book 4237, page 179, said Register's Office.

This is improved property, known as 740 Myhr Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of December, 2020.

David Mitchell

Victoria Mitchell

State of Tennessee

County of Davidson

On this 3rd day of December, 2020, before me the undersigned authority, personally appeared David Mitchell and Victoria Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $357,500.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2020.

Notary

My Commission Expires: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

