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This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11258-RR

Karen Johnson Davidson County
Batch# 599677 **DEEDWARR**
03/25/2021 08:08:17 AM 2 pgs
Fees: $13.00 Taxes: $2,020.20

20210325-0039115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $546,000.00.

Affiant

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this the 22nd day of March, 2021.

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William D. and Catherine H. Mitchell 5157 Ravens Glen Nashville, TN 37211	SAME	172-14-0B-214.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James M. Hinson, Jr. and wife, Teresa A. Hinson,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William D. Mitchell and Catherine H. Mitchell, a married couple**, hereinafter called the Grantee(s), his/her/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. 214 on the Plan of Cluster Lot Development of Winfield Park, Phase 1, Section 2, Revision 2 of record in Plat at Instrument No. 20000225-0018480 and Revised by Instrument No. 20010313-0024087, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James M. Hinson, Jr. and wife Teresa A. Hinson by Warranty deed from Michael L. Backhoff, married of record in Instrument No. 20181017-0102982 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 17, 2018.

This is improved property located at: **5157 Ravens Glen, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2021.

GRANTOR:

James M. Hinson, Jr

Teresa A. Hinson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. Hinson, Jr and Teresa A. Hinson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of March, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY