WARRANTY DEED

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF JULY, 2021.

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
James Patrick O'Rourke Jr. (NAME)	Castle & Cooke Mortgae LLC (NAME)	14604002800
4704 Trousdale Drive (ADDRESS)	13751 S. Wadsworth Park Drive, Suie 101 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Draper, UT 84020 (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, I, **James P. Mitchell, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Patrick O'Rourke Jr., married** 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. 710 on the Plan of Caldwell Hall, Section XII, of record in Plat Book 3300, Page 57, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED FROM THE CONVEYANCE is the easement conveyed to the State of Tennessee of record in Book 10639, Page 510, said Register's Office.

Being the same property to James P. Mitchell, unmarried by deed dated May 2, 2013 from CDP Properties, LLC of record in Instrument No. 20130506-0045233, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4704 Trousdale Drive, Nashville, TN 37220
(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.

Karen Johnson Davidson County
Batch# 672734 **DEEDWARR**
07/08/2021 09:44:05 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20210708-0091889

Witness my/our hands this 1st day of July, 2021.

James P. Mitchell

State of Florida
County of Pinellas

On this 1 day of July, 2021, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James P. Mitchell, 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 he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 1 day of July, 2021.

Notary Public
My Commission Expires: 03/22/2025

File No.: 21-O'Rourke

Notary Public State of Florida
Elan Kelly
My Commission HH 107330
Expires 03/22/2025