WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 15:20 2pgs
Fees:11.00 Taxes:388.50

20010507-0047026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Jennifer Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires January 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan D. Binns	Guaranty Trust Company	MAP 103-8
(NAME) 4002 Westlawn Drive	(NAME) 640 Broadmor Boulevard	PARCEL 106
(ADDRESS) Nashville, TN 37209	(ADDRESS) Murfreesboro Tennessee 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, *Atwood Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan D. Binns, unmarried, 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 part of Lot No. 355 on the Map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of West Lawn Drive, 50 feet easterly from the line between Lots Nos. 354 and 355; thence with the margin of said Drive, easterly 50 feet to a point; thence northerly, parallel to and 100 feet east of the dividing line between Lots Nos. 354 and 355, 107 feet to a point; thence westerly, parallel to West Lawn Drive 50 feet to a point; thence southerly 107 feet to the point of beginning.

Being the same property conveyed to the Atwood Family Trust by Quitclaim Deed from James L. Atwood, Sr. of record in Book 11321, Page 735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

* James L. Atwood, Sr., Trustee

unimproved ☐

This is improved ☒ property, known as 4002 Westlawn Drive, Nashville, TN 37209
(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 our hands this 12th day of April, 2001.

Atwood Family Trust

By: James L. Atwood, Sr.

James L. Atwood, Sr., Trustee

Attest:

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James L. Atwood, Sr., Trustee of the Atwood Family Trust the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2001.

My Commission Expires: 11/27/04

Martha Lee Jones

MARTHA LEE JONES NOTARY PUBLIC AT LARGE

File Number2104099
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027