# WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

Anthony Maples, Register
Cheatham County Tennessee
Instrument 69877
Book X1 Pg 39
Recorded
8/9/2004 at 9:00 am
in Record Book
111 Pg 370

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 08/11/04 10:38 2pgs
Fees:12.00 Taxes:0.00

20040811-0097013

**THIS INSTRUMENT WAS PREPARED BY**
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Chris Atkins | | |
| (NAME) | (NAME) | 39-78, 39-79, 39-79 si |
| 6990 Clarksville Pike | Same | |
| (ADDRESS) | (ADDRESS) | |
| Joelton TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20041550 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Neada Carr**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Mark Atkins and Christopher G. Atkins** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Cheatham County, State of Tennessee, described as follows, to-wit. :

Parcel One: A tract of land in the 14th Civil District of Davidson County, Tennessee, and also being in the 2nd Civil District of Cheatham County, Tennessee, and being more particularly described as follows according to metes and bounds determined by the parties without the preparation of a new survey:

BEGINNING at a point on the easterly right of way line of Clarksville Highway, also known as State Highway 112, at the northwesterly corner of Lot No. 5, Plan of Atkins Subdivision, Section Two, as of record in Book 5210, Page 380, Register's Office for Davidson County, Tennessee; thence, as per deed with the easterly right of way line of Clarksville Pike North 33 deg. 07 min. 46 sec. West 527.6 feet, more or less; thence, North 34 deg. 21 min. 26 sec. West 294.8 feet, more or less; thence, North 34 deg. 27 min. 49 sec. West 278.56 feet, more or less, to original line of Willard Dickens property; thence, with original Dickens line South 85 deg. 17 min. 57 sec. East 1183.06 feet to a point in Claude Frazier's line; thence, with Frazier, et al, South 17 deg. 18 min. 21 sec. East 359 feet, more or less, to the northeast corner of Lot No. 5, Atkins Subdivision; thence with the northerly corner of Lot No. 5, South 53 deg. 12 min. 50 sec. West 815.73 feet to the point of beginning and containing 14.8, more or less, acres.

Parcel Two:
A certain tract or parcel of land in the 2nd Civil District of Cheatham County, State of Tennessee, and in the 14th Civil District of Davidson County, State of Tennessee described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated September 2, 1990, and known as Job No. 92-590, as follows, to-wit:

BEGINNING at an iron pin set in the easterly margin of Highway 41-A, the most southwest corner of this tract, and being a corner to Georgie R. Greenwood (deed book 160, page 368); thence, with the margin of said highway, North 34 deg. 08 min. 10 sec. West 200.49 feet to an iron pin set in the margin of said highway, corner to Lloyd F. Smith (deed book 150, page 402 and book 293, page 569); thence, leaving said highway and with the line of said Smith for the next three calls as follows: North 55 deg. 39 min. 08 sec. East 301.77 feet to an iron pin set; thence, North 41 deg. 35 min. 52 sec. West 54.20 feet to an existing iron stake; thence, North 26 deg. 39 min. 08 sec. East 344.09 feet to an existing iron pin, corner to said Smith, and in the line of J. W. Chambliss (deed book 314, page 480); thence, with the line of said Chambliss, South 82 deg. 31 min. 08 sec. East 638.00 feet to an iron pin set, corner to said Chambliss; thence, with a new line and Tract 2, this survey, South 85 deg. 56 min. 53 sec. East 548.19 feet to an iron pin set at or near the corner of Billy R. Walker; thence, with the line of said Walker for a ways and then Daniel Mark Bracy, South 07 deg. 05 min. 23 sec. West 891.00 feet to an iron post, corner to said Bracy, Claude Frazier, Atkins Construction Co.; thence with the line of said Atkins Construction Co., North 83 deg. 13 min. 45 sec. West 808.36 feet to an existing iron pin, corner to said Georgie R. Greenwood; thence, with the line of said Greenwood for the next four calls as follows: North 02 deg. 12 min. 07 sec. East 350.69 feet to an existing iron pin; thence, South 71 deg. 40 min. 19 sec. West 209.02 feet to an existing iron pin; thence, North 33 deg. 25 min. 21 sec. West 50.00 feet to an existing iron pin; thence, South 72 deg. 04 min. 32 sec. West 325.00 feet to the beginning and containing 23.36 acres, more or less.

INCLUDED in the above tract of land of record in Cheatham County, Tennessee but EXPRESSLY EXCLUDED therefrom is a tract of land consisting of 5.001 acres conveyed to Juanita Sue Leonard by deed from James W. Atkins and wife, Mary Olean Atkins of record in Book 363, Page 615, Register's Office for Cheatham County, Tennessee.

ALSO INCLUDED in the above described tract but EXPRESSLY EXCLUDED therefrom is a tract of land consisting of 5.002 acres conveyed to G. Waynettte Barwick by deed from James W. Atkins and wife, Mary Olean Atkins in a Deed of record in Book 349, Page 490, Register's Office for Cheatham County, Tennessee.

The above is not the principal place of residence of the grantor and/or his spouse.

BEING part of the same property conveyed to Neada Carr by substitute Trustee's Deed of record in Book 111, Page 352, Register's Office for Cheatham County, Tennessee and by Instrument # 69874, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 6990 Clarksville, Joelton, TN 37080

| (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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of August, 2004.

Neada Carr

Neada Carr

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Neada Carr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Neada Carr executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 5th day of August, 2004.

Commission expires:

Notary Public

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06