File No. 260302135

WARRANTY DEED

When Recorded Return to:
Trustland Title & Escrow, LLC.
1720 West End Ave.
Suite 400
Nashville, TN 37203
Drop Box 32

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/27/06 08:16 2 pgs
Fees:13.00 Taxes:606.80

20060427-0048025

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Tompson		
(NAME) 368 Upper Mill Drive	(NAME) Professional Mortgage Group 222 Robert Rose Dr.	MAP/PARCEL 173150A12500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, Th 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael D. Atkins, a married man and Wife, Teresa Atkins**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Tompson, a single woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 125 on the Final Plat of Mill run Subdivision, Phase 2, as of record in Instrument number 20011009-0109754 and as amended by Instrument number 20020605-0067914 and Instrument number 20020605-0067915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael D. Atkins and Teresa Atkins by deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes of record in Instrument number 20030102-0000236 and filed for record on January 2, 2003, Register's Office for said County.

Restrictive Covenants of record in Instrument numbers: 20020701-0079016; 20021121-0144876 and 20000215-0015152 and Book 11675, page 472, Register's Office of said County.

Easement as shown of record in Deed Book 3933, Page 359; Book 10448, page 188 and Instrument number 20010405-0033586 and 20011024-0116286, Register's Office for said County.

Landscape Agreement as shown of record in Instrument number 20010405-0033587, Register's Office for said County.

Conveyance of open space and common areas on Mill Run, Phase 1 as shown of record in Plat Book 11700, page 27 to Nashville Mill Run HOA of record in Instrument number 20000217-0016180, Register's Office for said County.

Conveyance of open space and common areas on Mill Run, Phase 1-A as shown of record in Instrument number 20010608-0060668 and Mill Run, Phase 2 of record as Instrument No. 20011009-0109754 to Nashville Mill Run HOA of record as Instrument number 20011219-0139981, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument number 19991207-0300674, Register's Office for said County.

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

The said Michael Atkins is joined in this conveyance by his Wife, Teresa Atkins in order to convey any and all interest she may have in said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 368 Upper Mill Drive, Antioch, TN 37013
(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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 my/our hand(s) this 24th day of April, 2006.

Teresa Atkins by Sharon Mayberry Follis Atty. in fact

Michael D. Atkins by Sharon Mayberry Follis Atty in fact
Michael D. Atkins

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sharon Follis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book _____, Page *, Registers Office for Davidson, the **Attorney-in-Fact** of Michael D. Atkins, a married man and Wife, Teresa, Atkins (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 4/24/2006.

My Commission Expires:. 11-28-09

Tracey Trumphour, Notary Public.

* 20060427-0048023
20060427-0048024

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 260302135

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