WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/06 11:33 2 pgs
Fees:13.00 Taxes:925.00
20060808-0097292

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0748

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geovanni E. Garay	Bank of America	147-02-0 112.00
(NAME)	(NAME)	
420 Coventry Drive	P. O. Box 1675	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Coraopolis, PA 15108	
(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, Mark Atkinson Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna C. Garay and husband, Geovanni E. Garay, 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:

Being Lot No. 162 on the Plan of Abbay Hall Section II, of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee , to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Mark Atkinson Trust by Warranty Deed dated 08/09/2002 from Mary E. Beachboard, a widow, of record in Instrument No. 20020812-0096930, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 420 Coventry Drive, Nashville, TN 37211
(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 my hand this 28th day of July, 2006.

Mark Atkinson Trust by J. Scott Atkinson attorney in fact ATTY in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. Scott Atkinson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Mark Atkinson Trust and Mark Atkinson, individually, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Mark Atkinson Trust and Mark Atkinson, individually. Witness my hand and Notarial Seal this 28th day of July, 2006.

Notary Public

My Commission Expires: 01/24/2009

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216