This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
File No. 6070394

~~Pay To Trustee Of Fort Tennessee Gallatin, TN For Deposit Only Commerce Union Title LLC~~

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Send Tax Bills To:
SAME AS BELOW

Davidson County DEEDWARR
Recvd: 08/07/07 08:16 2 pgs
Fees:13.00 Taxes:577.20
20070807-0093701

New Owner is:
Alison Beth Kirshner
713 Barlin Court
Nashville, TN 37221

MAP: 142-10-0B

PARCEL: 106.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James Atkins, Jr., married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Alison Beth Kirshner, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **713 Barlin Court, Nashville, TN 37221**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Belle Pointe, Phase, III, a Planed Unit Development, of record in Book 6250, Page 872, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James Atkins, Jr. by Deed from Patrick C. Crowe and wife, Kristie D. Crowe dated June 24, 2004, recorded July 1, 2004, in Instrument No. 20040701-0078247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

**The subject property was never used as the principal residence of the Grantor or his spouse.

JA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 20 day of July, 2007.

GRANTOR(S):

JAMES ATKINS, JR.

ACKNOWLEDGEMENT

STATE OF WA
COUNTY OF Clark

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **James Atkins, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 20 day of July, 2007.

SHIRLEY A. KEANE COMM. EXP. NOTARY PUBLIC OCTOBER 18, 2008 STATE OF WASHINGTON

NOTARY PUBLIC
My Commission Expires: Oct. 18, 2008

STATE OF ~~TENNESSEE~~
COUNTY OF Clark

The actual consideration or value, whichever is greater, for this transfer is **$156,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 20 day of July, 2007.

SHIRLEY A. KEANE COMM. EXP. NOTARY PUBLIC OCTOBER 18, 2008 STATE OF WASHINGTON

NOTARY PUBLIC
My commission expires: Oct. 18, 2008