WARRANTY DEED

File #08101172

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/18/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon S. Atkins, married	Shannon S. Atkins	172-05-0-A-047.00-CO
(NAME) 317 Red Feather Lane	(NAME) 5508 Stanford Dr.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/10/08 12:39 2 pgs
Fees:13.00 Taxes:1272.80
20081110-0111332

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, I/WE, Stephen Perez, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon S. Atkins, married, 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 Lot No. 47, on the plan of Phase Three, Oakmont Subdivision, as the same appears of record in Plat Book 9700, Page 881, and as revised on the Plan of Oakmont Subdivision, First Revision to Phase Three at Instrument No. 20071030-0127754, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Stephen Perez, a single man by deed from Christopher Scarfone, unmarried, dated 09/15/05, of record in Instrument No. 20050921-0113489, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 9700, Page 881, revised at Instrument No. 20071030-0127754, said Register's Office.; Restrictive Covenants as of record in Book 8850, Page 631, and amended in Book 9453, Page 119, Book 11484, Page 619, and Instrument No. 20050616-0069202, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 317 Red Feather Lane, Brentwood,TN,37027
(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 30th day of October, 2008.

Stephen Perez

STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF ~~RUTHERFORD~~ ORANGE

Before me, the undersigned ~~Notary Public~~ of the state and county aforesaid, personally appeared Stephen Perez, a single man with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/~~she/they executed the~~ foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this ~~30th~~ 29th day of October, 2008.

Commission expires:

DEBORAH K. FARNELL
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD540282
EXPIRES 6/23/2010
BONDED THRU 1-888-NOTARY1

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130