

State of Tennessee
County of Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

This instrument prepared by:
Freedom Title Services, LLC, 112 Center Pointe Dr, Suite B, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MICAH R. ATKINSON	~~NEW OWNERS~~	053-09-0-B/091.00 C0
(NAME) 1768 CUMBERLAND STATION BLVD.	(NAME) Suntrust Mortgage, Inc 401 Commerce Street St 6100	
(ADDRESS) MADISON, TN 37115	(ADDRESS) Nashville, Tn 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/02/09 09:52 3 pgs
Fees:18.00 Taxes:477.30
20090302-0017843

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, **CARLOS A. ANDERSON and Wife, JULIENNE ANDERSON**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICAH R. ATKINSON, Unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MONTGOMERY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF CUMBERLAND STATION AT WILSON CAMP, SECTION THREE, AS OF RECORD IN INSTRUMENT NO. 20031006-0146888, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO CARLOS A. ANDERSON BY DEED FROM RANDALL PHILLIPS HOMES, LLC, DATED MARCH 24, 2004 AND RECORDED IN INSTRUMENT NO. 20040329-0035017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1768 CUMBERLAND STATION BLVD, MADISON, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they

are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 26th day of February, 2009.

CARLOS A. ANDERSON

JULIENNE ANDERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, CARLOS A. ANDERSON and JULIENNE ANDERSON, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 26th day of February, 2009.

NOTARY PUBLIC
My commission expires: 9/19/11

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Jennifer Chandler Cole, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler-Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Talia A. Whiteside, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Talia A. Whiteside
Notary's Signature

My Commission Expires: My Commission Expires JULY 25, 2009.

Notary's Seal

TALIA A. WHITESIDE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.