THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, 1ST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 340-3434

BILL GARRETT, Davidson County
Trans:T20090041448 DEEDWARR
Recvd: 06/22/09 12:20 2 pgs
Fees:13.00 Taxes:1628.00
20090622-0057875

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 117-08-0-139.00

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Deborah Gail Jackson
Affiant

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this the 18th day of June, 2009.

My Commission Expires: 3/20/2010

Deborah H. Berrie
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Michael Cash & Kyle Widmer
(Name)

1509 Ferguson Avenue
(Street Address)

Nashville, Tennessee 37212

SEND TAX BILLS TO:

SunTrust Mortgage, Inc.
(Name)

P.O. Box 79041
(Street Address)

Baltimore, MD 21279

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JEREMY S. ATKINSON, a married man**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **MICHAEL E. CASH and spouse, KYLE WIDMER,** (hereinafter "Grantees"), in fee simple, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 176 fronts 60 feet on the southerly margin of Ferguson Avenue and extends back between parallel lines 140 feet to an alley on the rear.

Being the same property conveyed to Jeremy S. Atkinson by QuitClaim Deed of record in Instrument No. 20070607-0068206, recorded June 7, 2007, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Matthew D. Hutcheson and Jeremy S. Atkinson by Warranty Deed of record in Instrument No. 20050526-0059498, recorded May 26, 2005, Register's Office for Davidson County, Tennessee.

BEING improved property known as 1509 Ferguson Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs, successors and/or assigns forever; and "Grantor" does covenant with the said "Grantees," that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2009 and subsequent years. Tax Parcel No. 117-08-0-139.00.

2. All matters shown on Plat recorded in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his successors and/or assigns to warrant and forever defend the title to said real estate to said Grantees, their successors and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, **Jodie D. Atkinson, being the spouse of Jeremy S. Atkinson**, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantees or their successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, Grantor has caused his name to be affixed hereto on this 18th day of June, 2009.

Jeremy S. Atkinson

Jodie D. Atkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jeremy S. Atkinson,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of June, 2009.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Jodie D. Atkinson,** the within named spouse of Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of June, 2009.

NOTARY PUBLIC

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011