BILL GARRETT, Davidson County
Trans:T20090042562 DEEDWARR
Recvd: 06/25/09 13:06 2 pgs
Fees:13.00 Taxes:832.50



20090625-0059176

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Ave South
Nashville, TN 37204
Telephone: 615-661-8099 Fax: 615-661-8477
File No. 09-2129

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Property Address: 3804 Elkins Avenue, Nashville, TN 37209

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Zachary Tunstall and Sandra Denkovski, n/k/a/ Sandra Tunstall, now husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Crystal Hagg and Greg Atkinson,*** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

*Both unmarried

Being Lot No 1 on Block 19 on the Plan of Charlotte's Park's Second Addition to Nashville, as of record in Book 57, page 160 & 161, said Register's Office for Davidson County, TN to which referenced is made for a more complete description thereof.

Being the same property conveyed to Zachary Tunstall, unmarried and Sandra Denkovski, unmarried by Warranty Deed from Victoria Barham, of record in Instrument Number 20071231-0149447; said Register's Office for Davidson County, TN, dated December 21, 2007.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 1 day of June, 2009.

KEVIN A. KNAPP
Commission # 1718760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2011

Zachary Tunstall {Seal}

Sandra Tunstall {Seal}

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

On this the 1 day of June, 2009, before me the undersigned officer, personally appeared Zachary Tunstall and Sandra Tunstall, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KEVIN A. KNAPP
Commission # 1718760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2011

~~Notary~~ Public

My Commission expires: January 20, 2011

State of ~~Tennessee~~ CALIFORNIA
County of ~~Davidson~~ LOS ANGELES

The actual consideration or value, whichever is greater, for this transaction is $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF JUNE, 2009.

~~Notary~~ Public

MY COMMISSION EXPIRES: January 20, 2011

(AFFIX SEAL)

KEVIN A. KNAPP
Commission # 1718760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 20, 2011

SEND TAX STATEMENTS TO: ↓ New Owner:
Map/ Parcel: 092-13-0-125.00

Gregory R. Atkinson
3804 Elkins Ave.
Nashville, TN 37209