BILL GARRETT, Davidson County
Trans:T20100047110 DEEDWARR
Recvd: 08/02/10 10:59 2 pgs
Fees:13.00 Taxes:621.60
20100802-0060242

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Amanda Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/3/12
(AFFIX SEAL)

ADAM L. TAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

File No.: ALW-10-8273

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Hastings	Wells Fargo Bank, N.A.	126-15-B-196.00C0
(NAME)	(NAME)	
8273 Boone Trace Rd.	3480 State View Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fort Mill, SC 29715-7203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GREGORY R. ATWOOD AND WIFE, JENNIFER HOEY ATWOOD**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JOHN R. HASTINGS , A MARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 27 on the Plan of Section Two, Lexington Point Subdivision, as of record in Instrument No. 20010515-0049954, as amended by Surveyor's Certificate of Correction in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gregory R. Atwood and wife Jennifer Hoey Atwood by deed from Christopher M. Gray, unmarried, dated May 31, 2005, of record in Instrument Number 20050609-0066147, Register's Office for Davidson County, Tennessee.

Gregory R. Atwood executes this instrument on behalf of Jennifer Hoey Atwood by virtue of Power of Attorney recorded simultaneously herewith in Instrument Number 20100802-0060241, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8273 Boone Trace Rd., Nashville, TN 37221
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of July, 2010.

Gregory R. Atwood

Jennifer Hoey Atwood
by Gregory R. Atwood, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory R. Atwood, the within named bargainor, 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, this the 30th day of July, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of July, 2010, before me personally appeared Gregory R. Atwood to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jennifer Hoey Atwood, and who acknowledged he executed the same as the free act and deed of the said Jennifer Hoey Atwood.

Witness my hand and official seal, this the 30th day of July, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171