File No. 100985

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110002347 DEEDWARR
Recvd: 01/12/11 11:53 2 pgs
Fees:13.00 Taxes:333.00
20110112-0003318

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: February 28, 2012.
(AFFIX SEAL)

Rebecca Camps Notary Public State of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Atkisson	Karen Atkisson	072 11 0 247.00
(NAME)	(NAME)	
2214 Burns Street	P.O. BOX 1065	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37024-1605	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, WE, T & T Building Contractors, L.L.C., a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ron Atkisson and wife, Karen Atkisson, 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:

Being Lot No. 44 on the plan of W.J. Myer's Subdivision of Lots 5, 8, 9 and part of 12 of Maxey's Addition to Brownsville, of record in Book 332, page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to T & T Building Contractors, LLC by deed from Edward W. Meek, dated June 15, 2007 and recorded on June 15, 2007 in Instrument No. 20070615-0072040, Register's Office, Davidson County, Tennessee. Further conveyed to T & T Building Contractors, LLC by deed from The Estate of Herschel W. Meek, dated July 14, 2006 and recorded on July 18, 2006 in Instrument No. 20060718-0086342 and re-recorded in Instrument No. 20060718-0086368, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2214 Burns Street, Nashville, TN 37216

(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.

File No. 100985
Witness my hand this 18th day of November, 2010.

T & T Building Contractors, L.L.C.

By:
Thomas E. Roberts, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas E. Roberts, Jr. with whom I am personally acquainted and who upon his/her oath acknowledged himself to be the Chief Manager of T & T Building Contractors, L.L.C., a Tennessee limited liability company, the within named bargainor, and limited liability company, and that he as such Chief Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Thomas E. Roberts, Jr. as such Chief Manager.

Witness my hand and official seal this 18th day of November, 2010.

Commission expires: February 28, 2012

Rebecca Campbell Notary Public

