WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110028863 DEEDWARR
Recvd: 05/16/11 09:06 2 pgs
Fees:13.00 Taxes:718.17

20110516-0037117

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **10th** day of **May, 2011**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dimond Michael Atkins	USAA FSB	11703008000
(NAME)	(NAME)	
2714 Sharondale Court	P.O. Box 371458	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Pittsburgh PA 15250-7458	
(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, **Curtis R. Galloway and wife, Jacquelyn Grundy Galloway**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dimond Michael Atkins, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the plan of Hillsboro Circle, of record in Plat Book 1130, page 15, Register's Office of said County.

Said part of Lot No. 12 fronts 60 feet on the northerly margin of Sharondale Court, and extends back between parallel lines 108.8 feet to the southerly line of the State of Tennessee property.

Being the same property conveyed to Curtis R. Galloway and wife, Jacquelyn Grundy Galloway, by deed from Mary Evelyn Kemp, nka Mary Evelyn Kemp Hall, and husband, Douglas S.. Hall, dated April 21, 1989 and filed of record in Book 7823, page 564, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2714 Sharondale Court, Nashville, TN 37215

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, has 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.

Witness our hands this **10th** day of **May, 2011**

Curtis R. Galloway

Curtis R. Galloway

Jacquelyn Grundy Galloway

Jacquelyn Grundy Galloway

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Curtis R. Galloway and Jacquelyn Grundy Galloway**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **10th** day of **May, 2011**

Laurie M Harris

Notary Public

My commission expires: 12-10-2012

