WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JULY 29, 2013

(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110061265 DEEDWARR
Recvd: 10/03/11 10:59 2 pgs
Fees:13.00 Taxes:1184.00
20111003-0076310

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nedra A. Vance	Primelending, A Plainscapital Co.	Map 171-4-A
(NAME)	(NAME)	
5413 Brownstone Drive	18111 Preston Rd. Ste. 900	Parcel 8 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **BILLY M. ATNIP, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEDRA A. VANCE,** a single woman 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Brownstone, Residential P.U.D., of record in Plat Book 9700, pages 496-497, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Billy M. Atnip and wife, Mary W. Atnip, by deed from Paula Davis and Robi Mayfield, Co-Conservators of the Estate of Rose A. Davis, of record in Instrument No. 20060804-0095830, said Register's Office. Mary W. Atnip died December 20, 2006, vesting title solely in Billy M. Atnip as the surviving tenant by the entirety.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 496-497, said Register's Office; (c) restrictive covenants of record in Book 10658, page 952 and Instrument No. 20010118-0005696, said Register's Office; and (d) Bylaws of record in Book 10658, page 995, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5413 Brownstone Drive, Brentwood, Tennessee 37027

(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.

Witness my hand this 29th day of September, 2011.

Billy M. Atnip

Billy M. Atnip

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy M. Atnip, the 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 at Nashville, Tennessee this 29th day of September, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011