WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120032462 DEEDWARR
Recvd: 05/03/12 10:21 3 pgs
Fees: 18.00 Taxes: 425.50

20120503-0037987

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,00.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL 2012.

Notary Public

MY COMMISSION EXPIRES: 4/2/15

(AFFIX SEAL)

CARRIE PAYNE
STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Saddle Creek Title
871 Ridgeway Loop, Suite 115
Memphis, Tennessee 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN WRIGHT	FIRST TENNESSEE BANK	049.00-0-096.00
(NAME) 3831 WHITES CREEK PIKE	(NAME) 1 MORTGAGE WAY	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS) MOUNT LAUREL, NJ 08054	
(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, WE, TOM ATKINSON, MARGIE BUNDY, STEVE ATKINSON, LONNIE ATKINSON AND JESSICA ATKINSON, AS HEIRS, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN WRIGHT, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 1, Atkinson Subdivision, as shown on plat of record in Plat Book 5190, Page 546, of the records of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being a portion of the property conveyed to Lonnie Ray Atkinson and wife, Mary Sue Atkinson by by Warranty Deed dated 04/25/1961 recorded 05/05/1961 in Book 3222, Page 300 in the Davidson County, Tennessee Register's Office.

NOTE: Lonnie Ray Atkinson departed this life October 17, 1973 as evidenced by Certificate of Death, File No. 73-031533 filed in the Tennessee Department of Vital Records, surviving heir, Mary Sue Atkinson, wife. Mary Sue Atkinson, deceased, property passes, by her Last Will and Testament filed of record September 16, 2011, to her children/heirs Steve Atkinson, Margie Bundy, Tom Atkinson and William Atkinson; William Atkinson deceased leaves his children/heirs, Lonnie R. Atkinson and Jessica Atkinson. Ref: Affidavit of Heirship at Instrument No. 20120315-0022353 (Amended at Instrument No.20120412-0031347).

NOTE: Limited Power of Attorney appointing Tom Atkinson recorded at Instruments Nos. 20120416-0032345, Margie Bundy; 20120416-0032344, Steve Atkinson; 20120416-0032342, Lonnie Atkinson; 20120416-0032343, Jessica Atkinson.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 5190, Page 546, and Easements of record in Book 7937, Page 859, in the aforesaid Register's Office; and the 2012 County Taxes, which the party of the second part agrees to assume and pay.

unimproved ☐

This is improved ☒ property, known as 3830 WHITES CREEK PIKE, NASHVILLE, TN 37207

(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 30th day of April, 2012.

TOM ATKINSON

MARGIE BUNDY, By Tom Atkinson
As Attorney in Fact

STEVE ATKINSON, By Tom Atkinson
As Attorney in Fact

LONNIE ATKINSON, By Tom Atkinson
As Attorney in Fact

JESSICA ATKINSON, By Tom Atkinson
As Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TOM ATKINSON, 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/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official this 30th day of April, 2012.

Commission expires: 7-3-12

Rhonda M. Bingham
Notary Public

SCT # 2012030596

RHONDA M. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, TOM ATKINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of MARGIE BUNDY, acting as that person's agent and attorney in fact, and the said TOM ATKINSON acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for MARGIE BUNDY for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

My Commission Expires: 7-3-12

Rhonda M. Bingham
Notary Public

RHONDA M. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, TOM ATKINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of STEVE ATKINSON, acting as that person's agent and attorney in fact, and the said TOM ATKINSON acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for STEVE ATKINSON for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

My Commission Expires: 7-3-12

Rhonda M. Bingham
Notary Public

RHONDA M. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, TOM ATKINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of LONNIE ATKINSON, acting as that person's agent and attorney in fact, and the said TOM ATKINSON acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for LONNIE ATKINSON for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

My Commission Expires: 7-3-12

Rhonda M. Bingham
Notary Public

RHONDA M. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ATTORNEY-IN-FACT ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, TOM ATKINSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of JESSICA ATKINSON, acting as that person's agent and attorney in fact, and the said TOM ATKINSON acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for JESSICA ATKINSON for the purposes therein contained.

WITNESS my hand and seal this 30th day of April, 2012.

My Commission Expires: 7-3-12

Rhonda M. Bingham
Notary Public

RHONDA M. BINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.