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MICKAYLA MERCEDES YVONE ATKINS a/k/a MERCEDES YVONE WILLIAMS

TO: ***WARRANTY DEED***

JAY RUTLEDGE, TRUSTEE

BILL GARRETT, Davidson County
Trans:T20120040195 DEEDWARR
Recvd: 06/01/12 09:50 3 pgs
Fees:18.00 Taxes:99.90
20120601-0047487

THIS DEED OF REALTY, executed as of the 25th day of May, 2012, by Grantor, MICKAYLA MERCEDES YVONE ATKINS a/k/a MERCEDES YVONE WILLIAMS, an unmarried person, through her Attorney-in-Fact, MICHELLE DAWN ATKINS, by General Power of Attorney filed simultaneously herewith, to Grantee, JAY RUTLEDGE, TRUSTEE, with full power and authority to sell, mortgage, convey and exchange without joinder or disclosure of any beneficiary, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to him, and to his successors and assigns forever, in fee simple, certain realty situated in the 1st Councilmanic District of Davidson County, Tennessee, and bounded and described as follows:

Lot 2 on the Plat of the Toney Subdivision appearing of record in Book 5210, Page 335, Register of Deeds for Davidson County, Tennessee, referenced to which is hereby made for a more complete description of the property.

And being further described as follows: Beginning at an iron pin (new), in the southerly margin of Old Hydes Ferry Pike, the northeast corner of Lot 1, Toney Subdivision, being a plat of record in Deed Book 5210, Page 335, Register's Office for Davidson County, Tennessee, the northwest corner of this tract, and continuing, as follows: S 76°27'00" E, 117.99 feet to an iron pin (new), in the southerly margin of Old Hydes Ferry pike, the northwest corner of Lot 3, Toney Subdivision; thence with the boundary of Lot 3, as follows: S 14°41'21" E, 435.11 feet to an iron pin (new); thence, N 74°11'39" E, 90.50 feet to an iron pin (new), at the base of a tree near the northerly bank of Sulphur Creek; thence N 41°10'17" E, 128.40 feet to a steel bar (old) in a rock on the northerly bank of Sulphur Creek, a common corner of said Lot 3, and a tract of land which belongs to Scottsboro Methodist Church, having a deed reference in Deed Book 2246, Page 266, Register's Office for Davidson County, Tennessee; thence with the boundary of said tract of land which belongs to Scottsboro Methodist Church, as follows: N 67°00'15" E, crossing Sulphur Creek, and continuing in all 143.41 feet to a point in said creek near the southerly bank; thence, S 81°27'30" E, 176.59 feet to a concrete monument (old), in the northerly margin of Old Hickory Boulevard, a corner of said tract of land which belongs to Scottsboro Methodist Church; thence with the northerly margin of old Hickory Boulevard, as follows: with a curve to the right, having a radius of 1054.00 feet, an arc distance of 288.43 feet, and a chord bearing and distance of S 45°57'34" W, 287.53 feet to an iron pin (new); thence, S 53°47'57" W, 387.73 feet to an iron pin (old), in the northerly margin of Old Hickory Boulevard, the southeast corner of said Lot 1; thence, N 14°11'42" W, crossing Sulphur Creek, and continuing in all, 749.19 feet, to the point of beginning, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated February 20, 2012; being Map and Parcel No. 067-00-0-113, on the Maps of the Assessor of Property for Davidson County, Tennessee. This description was obtained from the previous deed of record.

AND BEING the same property conveyed to the Grantor herein by deed from Arthur Williams, Jr., as Trustee for Mickayla Mercedes Yvone Williams, filed November 22, 2011 under Instrument No. 20111122-0091483, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2012 taxes which are prorated and Grantee assumes, and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey appearing of record in Book 5210, Page 334, Register's Office for Davidson County, Tennessee, and a plat or survey by Steven E. Artz and Associates dated February 20, 2012, and any other appearing of record in the said Register's office, if any; (2) will forever warrant and defend the title unto Grantee and to his successors and assigns against all lawful claims; subject, however, to restrictive covenants of record in the Register's Office for Davidson County, Tennessee, if any; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

Mickayla Mercedes Yvonne Atkins, by attorney in fact
Michelle Dawn Atkins

MICKAYLA MERCEDES YVONE ATKINS a/k/a
MERCEDES YVONE WILLIAMS, by Attorney-in-Fact,
MICHELLE DAWN ATKINS

(Grantor)

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The foregoing instrument was acknowledged before me on this 25th day of May, 2012, by MICHELLE DAWN ATKINS, Attorney-in-Fact for MICKAYLA MERCEDES YVONE ATKINS a/k/a MERCEDES YVONE WILLIAMS, the person to me known as the person who executed the foregoing instrument on behalf of MICKAYLA MERCEDES YVONE ATKINS a/k/a MERCEDES YVONE WILLIAMS, and acknowledged before me that (s)he executed the same as his/her free act and deed.

Witness my hand and seal at office on this 25th day of May, 2012.

CHRISTINA M. BARTEE
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Christina M Bartee
Notary Public
My Commission Expires: September 30, 2013

Property Owners Name and Address:

Jay Rutledge, Trustee
2019 Old Natchez Trace
Franklin, TN 37069

Person Responsible for Payment of Taxes:

SAME

PROPERTY ADDRESS: 5025 Old Hydes Ferry Pike, Nashville, Tennessee 37218

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$27,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 25th day of May, 2012.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

My Commission Expires: September 30, 2013

THIS INSTRUMENT PREPARED BY:
Christina M. Bartee, Attorney at Law
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172