# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120046660 DEEDWARR
Recvd: 06/25/12 10:52 2 pgs
Fees:13.00 Taxes:314.50
20120625-0055371

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2012

Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Rachel M. Atcheson | Synovus Mortgage Corp. | Parcel ID: |
| 907 Waggoner Ct. E. | 2204 Lakeshore Dr., Ste 325 | 10804016900 |
| Nashville, TN 37214 | Birmingham, AL 35209 | |

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

**Gilbert L. Smith, unmarried**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Rachel M. Atcheson , unmarried, and Jean L. Atcheson, married, as tenants in common with right of survivorship**
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. 123B, Zone Lot Division of Section 6, Patio Villa, of record in Plat Book 6250, Pages 570 and 571, amending Plat Book 6250, Page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gilbert L. Smith by deed from James Roberts and Eric Sox, of record in Instrument 20120201-0008886, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6555, Page 576, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 570 and 571, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 907 Waggoner Ct. E., Nashville, TN 37214

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 22nd day of June, 2012.

Gilbert L. Smith

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 Gilbert L. Smith, 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 22nd day of June, 2012.

My Commission Expires: 11/7/12

Notary Public

