Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120052487 DEEDWARR
Recvd: 07/17/12 10:09 2 pgs
Fees:13.00 Taxes:333.00
20120717-0062727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 90,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2012.

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PKWY.
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ROGER D TUCKER **PEGGY DANIEL**	**SAME**	**06114009100**
3809 HILLTOP AVENUE		
NASHVILLE, TN 37216		

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 ACKNOWLEDGE, WE,

LONNIE RAY ATKINSON AND JESSICA JANE ATKINSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROGER D TUCKER, UNMARRIED AND PEGGY DANIEL, UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHTS 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:

Land in Davidson County, Tennessee, being Lot No. 8, Baxter Heights Subdivision, of record in Book 2083, Page 94, Register's Office for said County.

Said Lot No. 8 fronts 62.83 feet on the northerly side of Hilltop Avenue and runs back 185.96 feet on the easterly line and 263.34 feet on the southwesterly line,
to a broken line in the rear, measuring 223.23 feet thereon.

BEING THE SAME PROPERTY MRS. JESSIE A DICKENS, A WIDOW FROM JAMES WM. HOFSETTER, JR., SUCCESSOR TRUSTEE BY TRUSTEE'S DEED DATED 9/9/82, AND RECORDED 9/9/82 IN BOOK 5935, PAGE 270, SAID REGISTER'S OFFICE.

THE SAID MRS. JESSIE A DICKENS HAVING SINCE PASSED AWAY ON NOVEMBER 13, 1997, LEAVING SAID PROPERTY TO WILLIAM ATKINSON BY LAST WILL AND TESTAMENT, RECORDED 9/16/98 IN BOOK 11115, PAGE 309, SAID REGISTER'S OFFICE.

THE SAID WILLIAM ATKINSON HAVING SINCE PASSED AWAY ON 4/7/09 LEAVING SAID PROPERTY TO LONNIE RAY ATKINSON AND JESSICA JANE ATKINSON BY LAST WILL AND TESTAMENT, RECORDED 7/24/09 IN INSTRUMENT NO. 20090724-0069655, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book2083, Page 94, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernable.

This is improved (__X__) unimproved (____) property known as 3809 HILLTOP AVENUE, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 22nd day of June, 2012.

Lonnie Ray Atkinson
LONNIE RAY ATKINSON

Jessica Jane Atkinson
JESSICA JANE ATKINSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, LONNIE RAY ATKINSON and JESSICA JANE ATKINSON, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2012.

Notary Public

My Commission Expires: 8.20.14

