WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130059527 DEEDWARR
Recvd: 07/12/13 11:38 2 pgs
Fees:13.00 Taxes:455.10
20130712-0072283

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.12.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Choi	Teresa Choi	
(NAME)	(NAME)	
3401 Anderson Road, 53	3401 Anderson Road, 53	136150B05700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-6006	Antioch, TN 37013-6006	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Atkins and Wife, Wanda F. Atkins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Teresa Choi, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN being Unit #53 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in instrument number 200106290068937, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Atkins and wife, Wanda F. Atkins by Deed from Becky A. Earls, dated 07/03/2006 and filed for record on 07/07/2006 in Instrument 200607070081532, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200106290068937, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11666, Page 151, said Register's Office. Said restrictions were amended in Instrument 200107300080392, said Register's Office.

Rules and Regulations of record in Instrument 201108160063130, said Register's Office.

Storm water Detention Agreement of record in Book 11540, Page 482, said Register's Office.

Charter of record in Book 11666, Page 149, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200108100086561, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3401 Anderson Road, 53, Antioch, TN 37013-6006
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 9th day of July, 2013.

John Atkins

Wanda F. Atkins

State of Tennessee
County of Wilson

Personally appeared before me John Atkins and Wanda F. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2013.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON