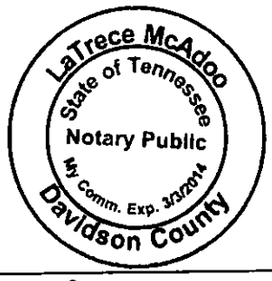
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

File # 7419

THIS INSTRUMENT WAS PREPARED BY

Return to → Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Atkinson	Edward L. Atkinson	17301026300
(NAME)	(NAME)	
6887 Walnut Hills Drive		
(ADDRESS)	(ADDRESS)	
Brentwood Tn 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130079854 DEEDWARR
Recvd: 09/16/13 10:41 2 pgs
Fees:13.00 Taxes:229.40

20130916-0097124

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, David DeFour and Karen DeFour, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Atkinson and Jane Shen Atkinson, husband and wife 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. 14-B, on the Plan of Zone Lot Division, Lots 1 thru 5 & 7 thru 16, Section 3, Dreamland Estates Southeast, of record in Plat Book 6250, Page 282, amending Plat Book 5200, Page 649, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David DeFour and Karen DeFour, by deed of record in Instrument NO. 20070116-0006314, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of David DeFour and Karen DeFour by Victor Hazelwood as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20130916000971 23, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 712 Ridgeview Court, Anticoh, TN 37013

(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 our hands this 13th day of September, 2013.

David DeFour by [signature] His Attorney-in-fact

David DeFour

Karen DeFour by [signature] her Attorney-in-fact

Karen DeFour

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 13th day of September, 2013 before me personally appeared Victor Hazelwood, the person who executed the foregoing instrument on behalf of David Defour and Karen DeFour, and acknowledged that he executed the same as the free act and deed of the said David DeFour and Karen Defour, through Power of Attorney granted him by the said David Defour and Karen DeFour.

Witness my hand and official seal at Franklin, Tennessee this 13th day of September, 2013.

Commission expires:

[signature]

Notary Public