WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130099326 DEEDWARR
Recvd: 11/22/13 12:36 2 pgs
Fees:13.00 Taxes:795.50
20131122-0120481

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, LLC., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Atkinson	Chad Atkinson	
(NAME)	(NAME)	
1420 Pennock Ave.	1420 Pennock Ave.	07111022100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131724

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, **I, Randy Frase**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chad Atkinson and Katherine Honea**, 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. :

* J. (CB)

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot Nos. 335 and 336 on the Plan of Highland Land Company subdivision, as of record in Plat Book 421, page 14, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

Said Lot Nos. 335 and 336 front 25 feet East on the Westerly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

BEING all of the same property conveyed to Randy Frase by Special Warranty Deed from U.S. Bank, National Association, as Trustee, dated May 5, 2013 and filed of record in Instrument 20130314-0025440, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1420 Pennock Ave., Nashville, TN 37207

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of November, 2014.

Randy Frase

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Randy Frase, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Randy Frase executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2013.

Commission expires: April 19, 2017

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers Notary Public

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122