BILL GARRETT, Davidson County
Trans:T20140032793 DEEDWARR
Recvd: 05/12/14 14:15 2 pgs
Fees:13.00 Taxes:617.90
20140512-0040530

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 1404058

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $167,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2014.

Notary Public
My Commission Expires: 2/24/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Rini 2216 Fernwood Dr Nashville TN 37216	New Owner	Tax Parcel ID No. 073-05-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Blake Atchison, unmarried and Anna Atchison, n/k/a Anna Hillin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Rini**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 260, SECTION 4, DALEWOOD, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Blake Atchison and Anna Atchison, husband and wife by Warranty Deed from Margaret Lynn Morgan, unmarried, recorded on the 28th day of June, 2007 in Instrument No. 20070628-0077098, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, DALEWOOD, as recorded in Plat Book 1835, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1786, Page 80.

This is improved property located at 2216 Fernwood Dr Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2014.

David Blake Atchison

Anna Atchison, n/k/a Anna Hillin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Blake Atchison and Anna Atchison, n/k/a Anna Hillin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014