WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056074 DEEDWARR
Recvd: 08/01/14 11:49 2 pgs
Fees:13.00 Taxes:421.80
20140801-0068977

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Kimberly K. Thames
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2014.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly K. Thames	Primary Residential Mortgage, Inc	09193003700
(NAME)	(NAME)	
119 Myers Avenue	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141096

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Rachel L. Atkinson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimberly K. Thames, a single woman**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Situated in the Town of Goodlettsville fronting 70 feet on the South side of Myers Avenue and lying West of and immediately adjoining the property of John L. Draper and wife. Said lot begins at a point in the South margin of Myers Avenue, 32 feet West of the Northwest corner of Lot No. 16 on the plan showing subdivision part of the W.B. Myers Home Place at Goodlettsville as of record in Book 547, page 41, Register's Office for Davidson County, Tennessee; running thence Westerly with the South margin of said Myers Avenue 70 feet to a point; thence running Southerly parallel with the West boundary of said Lot 16, 150 feet, more or less, to an alley; thence Easterly along the Northerly margin of said alley 70 feet to a point; thence Northerly 149 ½ feet to the point of beginning.

BEING all of the same property conveyed to Rachel L. Osteen, David P. Julian and wife, Roberta O. Julian by Warranty Deed from Matthew A. Garrett, dated April 30, 2008 and filed of record in Instrument 20080508-0047794, Register's Office for Davidson County, Tennessee. David P. Julian and wife, Roberta O. Julian conveyed their interest to Rachel L. Osteen by Quitclaim Deed dated * and filed of record in Instrument 20100204-0008881, Register's Office for said County

The said Rachel L. Osteen is now known as Rachel L. Atkinson. Rachel L. Osteen and Rachel L. Atkinson being one and the same person.

unimproved ☐

This is improved ☒ property, known as 119 Myers Avenue, Goodlettsville, TN 37072

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE 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 GRANTEE, his/her 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 30th day of July, 2014.

Rachel L. Atkinson

James T. Atkinson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of July, 2014.

Commission expires: 4/19/17



Notary Public