THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140090615 DEEDWARR
Recvd: 12/03/14 13:56 3 pgs
Fees:18.00 Taxes:148.00
20141203-0110926

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me as of the 2nd day of December, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL # 2017
Ronald D. Atkisson & Karen A. Atkisson P.O. Box 1605 Brentwood, TN. 37024-1605	SAME	092-08-0-195.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Clark H. Tidwell, and wife, Ann Dobson Tidwell**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Ronald D. Atkisson and wife, Karen A. Atkisson,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 13 on the Map of The Unsold Lots of Samuel Watkins, deceased, of record in Plat Book 57, Page 13, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 26.5 feet on the northerly side of Charlotte Avenue formerly Cedar Street and runs back between lines, 146 feet more or less on the easterly line and 146 feet more or less on the westerly line, to the southerly margin of Shankland Alley, measuring 32 feet more or less thereon.

Except there has been condemned or taken by the State of Tennessee in fee simple for Project I-40-4 (18) 208 from the above-described property, by the right of eminent domain, which before take contained 4,275 sq. ft., the said part taken is described as follows:

Beginning at a point in the northerly margin of Charlotte Avenue, south 61 degrees 26 minutes 08 seconds west 83.00 feet from the intersection of the northerly margin of Charlotte Avenue and the westerly margin of 13th Avenue, as surveyed along the northerly margin of Charlotte Avenue, said point being the southeast corner of a tract of land conveyed to N. S. Holiday and wife, as of record in Book 2203, page 584, Register's Office for Davidson County, Tennessee, and the southwest corner of a tract conveyed to Frank Finkelstein, as of record in Book 3311, page 52, Register's

Office for Davidson County, Tennessee; thence with the common line between said tracts, north 26 degrees 56 minutes 46 seconds west 52.91 feet to a point, said point being on an arc having a radius of 25 feet; thence westerly along said arc, curving to the right, 19.12 feet to a point of tangency; thence south 60 degrees 16 minutes 55 seconds west 10.75 feet to a point in the common line between said N.S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, page 432, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts, south 28 degrees 28 minutes 13 seconds east 45.36 feet to a point in the northerly margin of Charlotte Avenue; thence with the northerly margin of Charlotte Avenue and the southerly boundary of said N.S. Holiday tract, north 61 degrees 26 minutes 08 seconds east 26.50 feet to the point of beginning, containing 1,274 square feet, and over which there is the right of access.

Except for a slope easement which has been condemned or taken by the State of Tennessee which is described as follows:

Beginning at a point in the common line between the westerly boundary of a tract of land conveyed to N.S. Holiday and wife, as of record in Book 2203, page 584, Register's Office for Davidson County, Tennessee, and the easterly boundary of a tract of land conveyed to Frank Finkelstein, as of record in Book 3311, page 52, Register's Office for Davidson County, Tennessee, said point being north 26 degrees 56 minutes 46 seconds west 52.91 feet from the northerly boundary of Charlotte Avenue as surveyed along said common line; thence continuing along said common line, north 26 degrees 56 minutes 46 seconds west 38.76 feet to a point; thence south 15 degrees 24 minutes 08 seconds east 34.38 feet to a point; thence south 30 degrees 18 minutes 47 seconds west 24.76 feet to a point in the common line between said N.S. Holiday tract and a tract of land conveyed to Arthur Sender and wife, as of record in Book 2488, page 432, Register's Office for Davidson County, Tennessee; thence with and binding on the Right-of-Way taking previously described herein, north 60 degrees 16 minutes 55 seconds east 10.75 feet to a point of curvature of an arc having a radius of 25 feet; thence northerly along said arc, curving to the left, 19.12 feet to the point of beginning, containing 292 square feet.

Being the same property conveyed to Clark H. Tidwell and wife, Ann Dobson Tidwell by Warranty Deed from N.S. Holiday and wife, Louise E. Holiday of record in Book 4405, page 202, Register's Office for Davidson County, Tennessee, dated March 19, 1970 and recorded on March 20, 1970.

Being unimproved property known as 1308 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 57, Page 13, Register's Office for Davidson County, Tennessee.

2. Slope easement of record in Book 4405, Page 202, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their names to be affixed hereto as of the 2nd day of December, 2014.

Clark H. Tidwell

Ann Dobson Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Clark H. Tidwell and Ann Dobson Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 1st day of ~~November,~~ December 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017