Davidson County DEEDWARR
Recvd: 06/29/15 08:17 3 pgs
Fees:18.00 Taxes:1036.00
20150629-0061944

32443

ADDRESS NEW OWNER:
Justin R. Atkins
Stephanie N. Atkins
419 Lynn Drive
Nashville, TN 37211

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Avenue, South, Suite 900
Nashville, TN 37201

MAP & PARCEL NOS.:
13216004200

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael B. Willey, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Justin R. Atkins and Stephanie N. Atkins, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 819 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Lynn Drive at the corner of Lots 819 and 820; thence with the line between said lots, southerly 122.37 feet to a corner of Lot No. 818; thence with the line between Lots 818 and 819, westerly 118.33 feet to a point in the easterly margin of Lynn Court; thence with the margin of the same, northerly 100.67 feet to the beginning of a curve; thence around said curve, southeasterly 38.27 feet to a point in the southerly margin of Lynn Drive; thence with the margin of the same, easterly 110 feet to the point of beginning.

Being the same property conveyed to Michael B. Willey and wife, Clarissa F. Willey, from Erma Lee Wilson Jones and husband, Joe T. Jones, by Warranty Deed recorded on May 14, 2002, in Instrument No. 20020514-0059376, Register's Office for Davidson County, Tennessee. Clarissa F. Willey having since died on October 9, 2012, leaving Michael B. Willey as the sole surviving tenant by the entirety.

This is property with a common address of **419 Lynn Drive, Nashville, TN 37211.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; and
(2) All matters appearing on the Plan of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

MBW

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of June, 2015.

Michael B. Willey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael B. Willey, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **25th** day of **June 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1506-117

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $280,000.00.

Affiant

Subscribed and sworn before me this 25th day of June, 2015.

Notary Public
My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 9, 2015

True Copy Certification

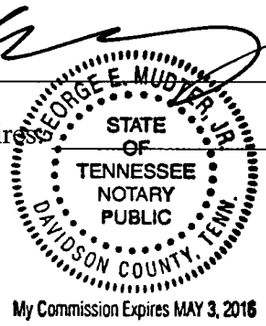
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016