WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095584 DEEDWARR
Recvd: 11/10/15 08:26 2 pgs
Fees:13.00 Taxes:1147.00
20151110-0114164

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cornelius Designs, LLC	NEW OWNER	131-12-0 111.00
(NAME)	(NAME)	
6440 Edinburgh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Ronny W. Atchison and Carolyn Rigney Atchison, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornelius Designs, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 29 on the Plan of Zenaida Place, not of record.

SAID part of said Lot fronts 92 feet on the southerly line of Battery Lane and runs back South 4 deg. 30' west 710.5 feet on the easterly line and then extends back South 4 deg. 30' W. 272 ft. on the westerly line where there is a offset; thence S. 85 deg. 30' E. 49.0 feet to a point; thence S. 4 deg. 30' West 437.3 feet to the rear; thence along said rear South 87 deg. 30' E. 43 feet.

Being the same property conveyed to Ronny W. Atchison And Carolyn Rigney Atchison by Deed from Ronny W. Atchison, Carolyn Rigney Atchison and Robert F. Spann, Trustee, filed for record 08/21/1989, in Book 7919, Page 254, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn M. Rigney by Deed from Mary Duncan Rigney, filed for record 10/07/1969, in Book 4370, Page 267, Registers Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1019 Battery Lane, Nashville, TN 37220

(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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of November, 2015.

Ronny W. Atchison

Carolyn Rigney Atchison

State of Tennessee

County of Davidson

On this 6th day of November, 2015 before me, a Notary public in and for said County and State, personally appeared Ronny w. Atchison and Carolyn Rigney Atchison, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: _____