This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15690

BILL GARRETT, Davidson County
Trans: T20150108425 DEEDWARR
Recvd: 12/23/15 10:25 2 pgs
Fees: 13.00 Taxes: 1401.56
20151223-0129127

Send Tax Bills To:
Wells Fargo Bank, NA
2701 Wells Fargo Way
Minneapolis, MN 55467-8000

New Owner is:
Antonio Minuta
1104 Ordway Ct.
Nashville, TN 37214-4330

MAP: 117-03

PARCEL: 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dimond Atkins and wife, Michelle Kim**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Antonio Minuta, a married man**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As Address: **2710 Sharondale Court, Nashville, TN 37215**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Part of Lot No. 10 on the Plan of Hillsboro Circle, of record in Plat Book 1130, Page 15, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 10 fronts 75.9 feet on the northerly margin of Sharondale Court and extends back 109.9 feet on the easterly line and 108.8 feet on the westerly line to a dead line at the southerly margin of the property conveyed to the State of Tennessee by deed from Hettie Lee Maxie of record in Book 4755, Page 77, said Register's Office, and measuring 61.3 feet thereon.

BEING the same property conveyed to Dimond Atkins and Michelle Kim, husband and wife, by Warranty Deed from Judi D. Hamley, unmarried, dated 5/13/15 and recorded 5/18/15 in Instrument Number 20150518-0045462; and the same property previously conveyed to Judi D. Hamley, unmarried, by Warranty Deed from Minos L. Fletcher, IV and wife, Denise Fletcher, dated 2/16/00 and recorded 2/17/00 in Instrument Number 20000217-0016274, Register's Office for Davidson County, Tennessee.

MK

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 21st day of December, 2015.

GRANTOR(S):

DIMOND ATKINS

MICHELLE KIM

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dimond Atkins and Michelle Kim**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 21st day of December, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$378,800.00**.

AFFIANT

SWORN TO and subscribed before me this 21st day of December, 2015.

M. LYNN BODDEN
NOTARY PUBLIC AT ARGY
WILLIAMSON CO. TENN.

NOTARY PUBLIC
My commission expires: 10-15-2017