Davidson County DEEDWARR
Recvd: 04/20/16 08:14 3 pgs
Fees:18.00 Taxes:932.40
20160420-0038023

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16171

Send Tax Bills To:
HighLands Residential Mortgage
8001 N. Central Expressway, Suite 750
Dallas TX. 75243

New Owner is:
Zachariah Hoeks
3013 Carrington Place
Nashville, TN 37218

MAP: 058-10-0B

PARCEL: 018.00 CO

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, **Justin Atnip and wife, Nicole A. Atnip, f/k/a Nicole A. Langford**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Zachariah Hoeks and Taylor Hoeks, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **3013 Carrington Place, Nashville, TN 37218**

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

LAND in Davidson County, Tennessee, being Lot No. 72 on the Final Subdivision Plat, Phase One, Carrington Place, as of record in Instrument No. 20070320-0033562, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Justin Atnip, an unmarried man and Nicole A. Langford, an unmarried woman, by Warranty Deed from Louis H. Holgate, an unmarried person, dated 1/6/12 and recorded 4/19/12 in Instrument No. 20120419-0033432, in the Register's Office of Davidson County, Tennessee. Nicole A. Langford having since married Justin Atnip, and is now known as Nicole L. Atnip.

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 15th day of April, 2016.

GRANTOR(S):

JUSTIN ATNIP

NICOLE L. ATNIP

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Justin Atnip and Nicole L. Atnip**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of April, 2016.

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 Williamson

The actual consideration or value, whichever is greater, for this transfer is **$252,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of April, 2016.

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

NOTARY PUBLIC
My commission expires: _____

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).