THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095362**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $147,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2016. Notary Public My Commission Expires: 4-13-19

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File# 01288-33489

BILL GARRETT, Davidson County
Trans: T20160080942 DEEDWARR
Recvd: 09/15/16 12:58 2 pgs
Fees: 13.00 Taxes: 543.90
20160915-0097118

WARRANTY DEED

Address New Owner: Atkins & Associates Homebuilders, Inc. 2418 Chapel Ave Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-14-0-427.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeffrey Bosler, married and William W. Winfree Jr, married*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Atkins & Associates Homebuilders, Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of A Resubdivision of Part of Lot 30 & 31, Map of Brownsville Subdivision according to the plan of record in Book 6050, Page 49, (Erroneous stated in Previous Deed as Page 52) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Bosler, Married and William W. Winfree, Jr Married, tenants in common by Warranty deed from Matthew B. Frazier of record in Instrument No. 201510080102711, Register's Office for Davidson County, Tennessee.

Being also known as 2418 Chapel Ave Nashville, TN 37206.

*Grantors warrant said property has never been their marital residence.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6050, Page 49, Register's Office for Davidson County, Tennessee.

This is improved property located at 2418 Chapel Ave Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2016.

Jeffrey Bosler

William W. Winfree, JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Bosler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2016.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for William W. Winfree, Jr,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of September, 2016.

Notary Public

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____