This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# R7

ADDRESS NEW OWNER:
Cody W. Atkins
105 Meadow Street
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Summit Funding, Inc.
278 Franklin Road, Suite 245
Brentwood, Tennessee 37027

MAP **05311010000**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. McClung and wife, Stephanie McClung** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Cody W. Atkins and Ernest Bryan Atkins, joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being a certain parcel of land lying in the 4th Civil District, being more particularly described as follows:

Beginning at an iron pin on the Southerly margin of a 30-foot right-of-way, South 39 deg. 14 min. West 134.1 feet, more or less, from the centerline of the Old Hickory Branch of the Tennessee Central Railroad tract in Hadley's Bend of the Cumberland River, said point on the centerline being approximately 3 1/2 miles Northwesterly along said Railroad from Lebanon Pike; thence along the Southerly margin of said 30-foot right-of-way North 50 deg. 19 min. West 500 feet to a point which is the point of beginning, said point also being the Northwest corner of the property conveyed to G. H. Sexton and wife by Deed from William M. Martin and wife, of record in Book 1849, Page 45, RODC, TN; thence with said Sexton's Westerly line Southwardly 420 feet, more or less, to the Northerly margin of an 18-foot right-of-way of Golden L. LeFevre; thence along the Northerly margin of said private right-of-way South 88 deg. 45 min. West 100 feet; thence Northwardly 500 feet, more or less to the Southerly margin of the previously mentioned 30-foot right-of-way, which is the right-of-way of this property; thence along the 30-foot right-of-way South 50 deg. 19 min. East 100 feet to the beginning.

Being the same property conveyed to John M. McClung and wife, Stephanie McClung by deed from Steve Grinderslev dated March 9, 2007, of record in Instrument No. 200703120029809, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Meadow Street, Old Hickory, Tennessee 37138. Possession is to be given on October 10, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Davidson County DEEDWARR
Recvd: 10/12/16 10:05 3 pgs
Fees:18.00 Taxes:471.75
20161012-0107818

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 10th day of October, 2016.

John M. McClung

Stephanie McClung

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John M. McClung and wife, Stephanie McClung**, the bargainors, with whom I am personally acquainted (or 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 10th day of October, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $127,500.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of October, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 2.4.20

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.420