WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096536 DEEDWARR
Recvd: 11/01/16 12:33 2 pgs
Fees:13.00 Taxes:277.50
20161101-0115438

G-RB-16-4477-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey L. Wilkerson and Sue L. Wilkerson	**New Owner**	
(NAME) **4487 Grays Point Rd.**	(NAME)	**028-00-0-142.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUYWANE ATNIP, MARRIED ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY L. WILKERSON AND SUE L. WILKERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 14th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Raymond E. Binkley, Surveyor, on December 20, 1978, as follows:

Beginning at an iron pin in the Southern margin of Gray' s Point Road, the common front corner of the 4.00 acres, more or less, tract herein described and the lands of John Fairman as shown in said survey; thence South 2 degrees 30' West 435.00 feet to a point; thence North 87 degrees 30' West 104.0 feet to a point; thence South 2 degrees 30' West 766.00 feet to a point; thence North 29 degrees 30' East 159.0 feet to a point; thence North 17 degrees 00' East 200 feet to a point; thence North 20 degrees 00' East 241.0 feet to a point; thence North 27 degrees 00' East 200.0 feet to a point; thence North 4 degrees 25' West 396.8 feet to a point; thence North 4 degrees 05' West 100.0 feet to a point in the southern margin of Gray's Point Road; thence with the margin of said road, South 73 degrees 30' West 121.0 feet to the point of beginning, containing 4.0 acres, more or less.

Being the same property conveyed to Duywane Atnip and wife, Fredia Atnip by Quitclaim deed from Goldie Lee Atnip and wife, Edith Atnip of record in Book 7662, page 400, Register's Office for Davidson County, Tennessee, dated September 27, 1988 and recorded on September 27, 1988. The said Waranty Deed contained an error in the spelling of the Grantors name. Correct spelling is Freida Atnip. The said Freida Atnip having died July 4, 2007 leaving property to spouse Duywane Atnip.

Anna L. Atnip, spouse of Duywane Atnip joins in this conveyance to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4477 Grays Point Rd , Joelton, Tennessee 37080-8924**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 but; 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF OCTOBER, 2016.

Duywane Atnip

Anna L. Atnip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUYWANE ATNIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA L. ATNIP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212