# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001028 DEEDWARR
Recvd: 01/05/17 10:10 2 pgs
Fees:13.00 Taxes:1147.00
20170105-0001184

Y-KW-16-1007-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA SELWORTH
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) |
|---|---|---|
| **David Atchison** | **Pinnacle Bank** | |
| (NAME) | (NAME) | **83-3-263.00** |
| **1007 Riverside Drive** | **PO Box 331678** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37206** | **Murfreesboro, TN 37133** | |
| (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, **FRANKLIN M. GEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ATCHISON AND ELAINE ATCHISON, 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:

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

Being parts of Lot Nos. 18, 19 and 20 on the plan of W. S. Ashworth's Subdivision of Lot Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County, being the westerly part of Lot No. 15 on the unrecorded plan of C. W. Carver's Subdivision, described according to a survey made by Eric Drake, County Surveyor, May 1, 1925, as follows:

Beginning on the easterly margin of Riverside Drive at a point 114 feet 10 inches south of the southerly margin of Greenway Avenue, said point being the corner of Lot Nos. 14 and 15; thence with the easterly margin of Riverside Drive southwardly 56 1/2 feet to the northerly margin of an alley; thence with said alley eastwardly 150 feet; thence northwardly 50 feet to the corner of Lot Nos. 14 and 15; thence with the line between said two lots westwardly 174.5 feet to the beginning.

Being the same property conveyed to Franklin M. Gee, unmarried, by Warranty Deed from Jennifer L. Elkins, unmarried, recorded October 23, 2007 in Instrument No. 20071023-0125277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 153, Register's Office for Davidson County, Tennessee.
- County 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: **1007 Riverside Drive, Nashville, Tennessee 37206**.

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 out; 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 29th DAY OF DECEMBER, 2016.

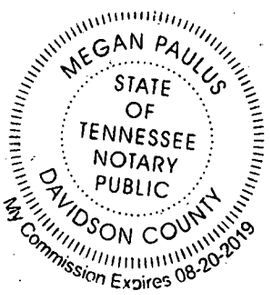
Franklin M. Gee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANKLIN M. GEE, 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 29th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)




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