17-CD-089

BILL GARRETT, Davidson County
Trans:T20170026004 DEEDWARR
Recvd: 03/28/17 10:58 2 pgs
Fees:13.00 Taxes:1309.80
20170328-0030059

~~Register Return to:~~
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17073

**Send Tax Bills To:**
Quicken Loans
1050 Woodward Ave
Detroit MI 48226

**New Owner is:**
Laura Atkison
7108 River Park Dr.
Nashville, TN 37221

MAP: 155-03-0B-050.00

PARCEL:

## 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, **Christine Elizabeth Ginsberg and Coby Ginsberg, wife and husband**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Laura Atkison and John Atkison, wife and husband**, 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 Commonly Known As: **7108 River Park Court, Nashville, TN 37221**

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. 1 on the Plan of Addition to River Park Estates, of record in Plat Book 6900, Page 240, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Christine Elizabeth Ginsberg, a married woman, by Quitclaim Deed from Tammy Mellons, Trustee, and in same instrument conveyed from Christine E. Randolph nka Christine Elizabeth Ginsberg to Tammy Mellons, Trustee, dated 1/28/16 and recorded 2/2/16 in Instrument Number 20160202-0009859; and the same property previously conveyed to Christine E. Randolph by Warranty Deed from Joseph M. Ripski and Suzanne D. Ripski dated 2/10/12 and recorded 2/17/12 in Instrument Number 20120217-0014208, Register's Office for Davidson County, Tennessee.

**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 24th day of March, 2017.

GRANTOR(S):

**CHRISTINE ELIZABETH GINSBERG**

**COBY GINSBERG**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christine Elizabeth Ginsberg and Coby Ginsberg**, 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 24th day of March, 2017.

MARGARET A. 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 **$354,000.00**.

Annika Trumann
**AFFIANT**

**SWORN TO** and subscribed before me this 24th day of March, 2017.

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp March 18 20[illegible]
COUNTY OF RUTHERFORD

Suzanne Thomas
**NOTARY PUBLIC**
My commission expires: 3.18.19