WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3236B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Helene Atkins	New Owner	182-01-0A-076.00-CO
3205 HIdden Creek Drive		
Antioch, TN 37013		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RONALD T. GAY AND WIFE, CYNTHIA L. GAY AND KENNETH O. PERRY AND WIFE, PEARL M. PERRY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HELENE ATKINS, married

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase One, Section Two, Sunset Hills of record in Plat at Instrument No. 20071220-0146323, 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 Ronald T. Gay and wife, Cynthia L. Gay and Kenneth O. Perry and wife, Pearl M. Perry by Warranty deed from TR&D Homes, Inc., a Tennessee corporation of record in Instrument No. 20101027-0085931 Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on October 27, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20071220-0146323, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5894, Page 186, Book 5388, page 713, Instrument No. 20070605-0067129, supplemented in Instrument No. 20110203-0009586 and amended in Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.

Conveyance of open space to HOA of record in Instrument Number 20080211-0013604, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement to United Telephone Company of record in Instrument Number 20071109-0132386, in the Register's Office for Davidson County, Tennessee.

Underground Sanitary Sewer Line Easement of record in Instrument Number 20070710-0082048, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3205 HIdden Creek Drive, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

BILL GARRETT, Davidson County
Trans: T20170033370 DEEDWARR
Recvd: 04/20/17 11:31 2 pgs
Fees: 13.00 Taxes: 1017.50
20170420-0038843

GRANTEES, 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 hand on the 17th day of April, 2017.

Ronald T. Gay

Cynthia L. Gay

STATE OF Michigan
COUNTY OF Ingham

Personally appeared before me, a Notary Public of said County and State, RONALD T. GAY AND CYNTHIA L. GAY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2017.

Notary Public

My Commission Expires: 01.07.19

DEBORAH M. BARCLAY
NOTARY PUBLIC
INGHAM COUNTY, MICHIGAN

DEBORAH M. BARCLAY
Notary Public, State of Michigan
County of Ingham
My Commission Expires Jan. 7, 2019
Acting in the County of Ingham

Witness my hand on the 17th day of April, 2017.

Kenneth O Perry, by Cynthia L Gay as attorney in fact

Kenneth O. Perry

By: Cynthia L. Gay, Attorney in Fact

Pearl M Perry, by Cynthia L Gay as attorney in fact

Pearl M. Perry

By: Cynthia L. Gay, Attorney in Fact

STATE OF Michigan
COUNTY OF Ingham

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared CYNTHIA L. GAY with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of KENNETH O. PERRY AND PEARL M. PERRY for the purposes therein contained, and who further proved to me that she is the Attorney in Fact, for KENNETH O. PERRY AND PEARL M. PERRY and is authorized by KENNETH O. PERRY AND PEARL M. PERRY to execute this instrument on their behalf.

Witness my hand and official seal, this 17th day of April, 2017.

Notary Public

My Commission Expires: 01.07.19

DEBORAH M. BARCLAY
NOTARY PUBLIC
INGHAM COUNTY, MICHIGAN

DEBORAH M. BARCLAY
Notary Public, State of Michigan
County of Ingham
My Commission Expires Jan. 7, 2019
Acting in the County of Ingham

File #: 17-3236B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027