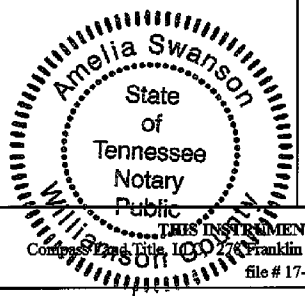
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $246,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/27/2019

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 276 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3336B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Karla M. Strauss	Movement Mortgage, LLC	119-03-0-130.00
296 Browning Road	8024 Calvin Hall Rd	
Nashville, TN 37211	Indian Land, SC 29707	

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,

CHARLES R. ATKINSON, UNMARRIED

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

KARLA M. STRAUSS, AN UNMARRIED WOMAN

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. 92 on the Plan of Glencliff Estates, Section 5 of record in Plat Book 2133, Page 21, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the South margin of Browning Road, at the corner of Lots Nos. 91 and 92; thence with the line between said lots, Northwesterly 146 feet to a point; thence Southeasterly 135 feet to the Westerly margin of Barrett Road; thence with the margin of the same Northeasterly 115 feet to the beginning of a curve; thence around said curve Northwesterly 39.3 feet to the Southerly margin of Browning Road; thence with the margin of same Westerly 90.7 feet to the point of beginning.

Being the same property conveyed to Charles R. Atkinson and wife, Sarah A. Atkinson by Warranty deed from Claud B. Corry and wife, Mabel H. Corry of record in Book 3841, page 222, Register's Office for Davidson County, Tennessee, dated December 08, 1964 and recorded on December 14, 1964. Sarah A. Atkinson having died on April 15, 2015 vesting sole ownership to Charles R. Atkinson as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1300, Page 290; Book 1361, Page 432; Book 1373, Page 61; Book 1556, Page 328 and Book 1760, Page 101, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way of Browning Road and Barrett Road.

This is property known as 296 Browning Road, Nashville, TN 37211

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 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.

Davidson County DEEDWARR
Recvd: 04/26/17 10:22 2 pgs
Fees:13.00 Taxes:910.20
20170426-0040842

Witness my hand on the 25th day of April, 2017.

Charles R Atkinson by Alfred M Jones Attorney in fact

Charles R. Atkinson

By: Alfred M. Jones, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alfred M. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Charles R. Atkinson for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Charles R. Atkinson.

Witness my hand and official seal, this 25th day of April, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3336B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON