BILL GARRETT, Davidson County
Trans:T20170057335 DEEDWARR
Recvd: 07/05/17 15:15 2 pgs
Fees:13.00 Taxes:734.45
20170705-0067567

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $198,500.00 Affiant Subscribed and sworn to before me, this the 30th day of June, 2017. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ricardo Marquez Cruz Maria Vargas Martinez		
527 Glengarry Dr.	New Owners	120-09-0-004.00
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JULIE ATKINS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICARDO MARQUEZ CRUZ AND MARIA VARGAS MARTINEZ, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 107 on the Plan of Glengarry Park, Section One, of record in Plat Book 2663, Page 72, 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 Julie Y. Wingate, unmarried and Charles H. Wingate, married by Warranty Deed from Phillip A. Johnson, Sr. and wife, Patricia S. Johnson, of record in Instrument No. 20120229-0017663, Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on February 29, 2012. The said Charles H. Wingate died on February 7, 2014, and by his Last Will and Testament filed as Will Book W7, Page 469, Office of the Probate Court, Heard County Georgia, devised his one-half interest in the subject property to Julie Atkins, as to a one-third (1/3) interest, to Herman Wingate, Jr., as to a one-third (1/3) interest, and to James Everett Wingate, as to a one-third (1/3) interest, and further appointed Julie Y. Wingate as the Executor of his estate, all as evidenced by Order Admitting Will to Probate as a Muniment of Title, filed May 3, 2017 in the Seventh Circuit (Probate)Court for Davidson County, Tennessee, File No. 17P692.

Being the same property conveyed to Julie Atkins by Quitclaim Deed from James Everett Wingate, of record in Instrument No. 20170524-0051373, Register's Office for Davidson County, Tennessee, dated May 20, 2017 and recorded on May 24, 2017.

Being the same property conveyed to Julie Atkins by Quitclaim Deed from Charles Herman Wingate, Jr., of record in Instrument No. 20170531-0053716, Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 31, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 527 Glengarry Dr., Nashville, TN 37217.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2017.

Julie Atkins

Julie Atkins

STATE OF Texas
COUNTY OF Tarrant

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

Witness my hand and seal this 29th day of June, 2017.

Shannon Thompson

Notary Public

My Commission Expires:

SHANNON THOMPSON
Notary Public, State of Texas
My Commission Expires
August 16, 2017

Michael Shea Atkins, spouse of **Julie Atkins**, joins in the execution of this instrument for the purpose of consenting to the transaction and releasing any rights, claims or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Michael Shea Atkins

Michael Shea Atkins

STATE OF Texas
COUNTY OF Tarrant

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

Witness my hand and seal this 29th day of June, 2017.

Shannon Thompson

Notary Public

My Commission Expires:

SHANNON THOMPSON
Notary Public, State of Texas
My Commission Expires
August 16, 2017