BILL GARRETT, Davidson County
Trans:T20170074489 DEEDWARR
Recvd: 08/25/17 15:26 2 pgs
Fees:13.00 Taxes:1757.50
20170825-0087772

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21st day of August, 2017 by and between Philip Ashmore, unmarried, hereinafter referred to as GRANTOR, and Cameron Theodore Atkinson and Anabel Graves Atkinson, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit 3-F of Colony Court Condominiums, a Horizontal Property Regime, established by Master Deed of record in Book 6379, page 242, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "D" to the aforementioned Master Deed of record in Book 6379, page 194, said Register's Office and being located upon Lot No. 2, on the plan of Colony Court, of record in Book 6250, page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Ashmore, unmarried, by Warranty Deed, from Don D. Schlosser and wife, Flo Jean Schlosser, dated May 31, 2001, recorded June 7, 2001, of record in Instrument No. 20010607-0060211, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 108 Colony Court, Nashville, TN 37204

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Philip Ashmore

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Philip Ashmore, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 21st day of August, 2017.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:

Name and Address of Property Owner:
Cameron T. Atkinson and Anabel G. Atkinson
108 Colony Court,
Nashville, TN 37204

Send Tax Statements to:

F & M Bank

50 Franklin Street

Clarksville, TN 37040

Map & Parcel: 131 080 C 006.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $475,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of August, 2017.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-394