Bill Garrett Davidson County
Batch# 65065 DEEDWARR
03/05/2018 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20180305-0020471

WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan A. Atwood	First Community Mortgage, Inc.	095 08 0 240.00
(NAME)	(NAME)	
247 B Graylynn Drive	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Beverly W. Atwood, a married person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan A. Atwood, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 3:

Land in Davidson County, Tennessee, being Lot No. 1B, on the resubdivision of Lot 13 Sec. 2, Spring Valley Acres, zone Lot Division 1, in Plat Book 6200, Page 716 which amends the recording of Lot 1 on the plan of the resubdivision of Lot 13, Spring Valley Acres Sec. 2 of record in Plat Book 6050, Page 271, as amended in Book 6859, Page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 1B fronts 31.02 feet on the easterly side of Graylynn Drive and fronts a total of 137.63 feet on the northerly side of an unimproved street, said frontages being joined by a curve which measures 39.27 feet and runs back 197.56 feet on the northerly lot line and 67.62 feet on the easterly lot line to a point of intersection.

Being a portion of the same property conveyed to John H. Wright and wife, Martha Ann Wright by Warranty Deed from Noel W. Harding, single dated April 29, 1986 and recorded April 30, 1986 in Book 6842, Page 739, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-178849FC

Being a portion of the same property conveyed to Rose Ann Felts by Quitclaim Deed from John H. Wright and wife, Martha Ann Wright dated November 20, 1986 and recorded November 21, 1986 in Book 7046, Page 850, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to James B. Atwood and wife, Beverly W. Atwood by Quitclaim Deed from Wright and Atwood, a partnership dated June 21, 2000 and recorded July 07, 2000 as Instrument No. 200007070067427, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Beverly W. Atwood, a married person by Quitclaim Deed from James B. Atwood, a married person and Wright and Atwood, a partnership dated November 20, 2001 and recorded November 28, 2001 as Instrument No. 20011128-0130260, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 247 B Graylynn Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is 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.

Witness our hands this 16th day of February 2018

Beverly W. Atwood
Beverly W. Atwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Beverly W. Atwood, a married person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of February, 2018

Notary Public
My Commission Expires: (SEAL)

File Number: GRN-178849FC

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019