Bill Garrett Davidson County
Batch# 114485 **DEEDWARR**
07/10/2018 03:28:56 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180710-0066645

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Eppinger and Luis Fernando Lopez Gonzalez, Wife and Husband	Intarkinc Mortgage Services, LLC (NAME)	
2418 Chapel Avenue, Unit A (ADDRESS)	10613 West Sam Houston Pkwy N. Ste 200 (ADDRESS)	072143R00100CO
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Houston, TX 77064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Atkins & Associates Homebuilders, Inc., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lauren E. Eppinger and Luis Fernando Lopez Gonzalez, Wife and Husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A, ON THE PLAN OF 2418 CHAPEL AVENUE, A PLANNED UNIT DEVELOPMENT (WITH PRIVATE ELEMENTS), AS SHOWN ON EXHIBIT "B" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20161017-0109391, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE PROPERTY CONVEYED TO ATKINS & ASSOCIATES HOMEBUILDERS, INC. BY WARRANTY DEED FROM JEFFREY BOSLER, MARRIED, AND WILLIAM W. WINFREE, JR., MARRIED, OF RECORD IN INSTRUMENT NO. 20160915-0097118, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2418 Chapel Avenue, Unit A, Nashville, TN 37206
(Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hand(s) this 29th day of June, 2018.

Atkins & Associates Homebuilders, Inc.

WARRANTY DEED
(Continued)

Atkins & Associates Homebuilders, Inc.

BY: _____
Thomas J. Atkins, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Thomas J. Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Atkins & Associates Homebuilders, Inc., the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Atkins & Associates Homebuilders, Inc. as President.

Witness my hand and official seal, at office, on this the 29th day of June, 2018.

_____
Notary Public

My commission expires: _____

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072