Bill Garrett Davidson County
Batch# 124791 DEEDWARR
08/06/2018 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20180806-0076887

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 31ST DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:
4-28-19

(AFFIX SEAL)

DEBORAH L. BISSELL
NOTARY PUBLIC
STATE OF TENNESSEE
BERRY COUNTY
My Commission Expires APRIL 28, 2019

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
Gaven J. Stensaas, an unmarried man and Gregory J. Stensaas, a married man, as joint tenants with rights of survivorship	INDECOMM GLOBAL SVCS,FD IL9600 NEW OWNER 1260 Energy LaNE St.Paul, MN 55108	
	(NAME)	
2420 Chapel Avenue, Unit B		072-14-3R-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(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 Gaven J. Stensaas, an unmarried man and Gregory J. Stensaas, a married man, as joint tenants with rights of survivorship, 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 B, 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 INTRUMENT 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 PART 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, DATED SEPTEMBER 14, 2016 AND RECORDED ON SEPTEMBER 15, 2016.

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 2420 Chapel Avenue, Nashville, TN 37206
(House 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 31st day of July, 2018.

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 31st day of July, 2018.

_____
Notary Public

My commission expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY