WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File #13319

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenn Athen	Reliant Bank	15007036700
(NAME)	(NAME)	Karen Y Johnson Davidson County
3203 Oakview Court	105 Continental Place	Batch# 137138 **DEEDWARR**
(ADDRESS)	(ADDRESS)	09/05/2018 10:45:20 AM 2 pgs
Antioch, TN 37013	Brentwood tn 37027	Fees: $13.00 Taxes: $518.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180905-0087672

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Trustee, Inc., Trustee of the Jerry Leediker and Nancy Leediker Family Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glenn Athen,** married, 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 13B on the plan of Lakeshore Woods, Section 2, Zone Lot Division, Lots No. 13 & 15, of record in Book 5200, Page 608, as amended in Book 5800, Page 383, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Trustee, Inc., Trustee of the Jerry Leediker and Nancy Leediker Family Trust from Jerry Leediker and Nancy Leediker by Quitclaim Deed of record in Instrument No. 20080328-0031078, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 3203 Oakview Court, Antioch, TN 37013
(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 hands this 31st day of August, 2018.

Trustee, Inc., Trustee of the Jerry Leediker and Nancy Leediker Family Trust PRESIDENT

State of Tennessee
County of RUTHERFORD

On this the 31st day of August 2018, before me, personally appeared Kirk Whitworth, President of Trustee Inc. as Trustee of the Jerry Leediker and Nancy Leediker Family Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 31st day of August, 2018.

Notary Public
My Commission Expires:

File No.: 13319

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020