Karen Y Johnson Davidson County
Batch# 149174 DEEDWARR
10/04/2018 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $6,049.50
20181004-0098668

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $1,635,000.00.

Affiant

Subscribed and sworn to before me this 30 day of October, 2018.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andrea Rhodes Baker	New Owner	159-07-0A-016.00 CO
5012 High Valley Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah S. Atkins and Michael L. Atkins, Trustees of the Deborah S. Atkins Revocable Living Trust, dated October 13, 1998**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrea Rhodes Baker, a married woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Williamson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 16, HIGH VALLEY, SECTION ONE, as shown on plat of record in Plat Book 9700, page 188, corrected by Surveyor's Certificate of Correction recorded at Instrument No. 200005010043193, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Deborah S. Atkins and Michael L. Atkins, Trustees of the Deborah S. Atkins Revocable Living Trust, dated October 13, 1998 by Special Warranty Deed from Regions Bank, successor by merger with AmSouth Bank dated January 22, 2015, filed for record on January 28, 2015 in Instrument No. 20150128-0007950, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018, and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 159-07-0A-016.00 CO.
- All matters as shown on Plan of record in Plat Book 9700, page 188, Surveyor's Certificate of Correction of record in Instrument No. 20000501-0043193, Register's Office for Williamson County, Tennessee.
- Charter of High Valley Homeowner's Association, Inc. of record in Instrument No. 19991220-0304887, Register's Office for Williamson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 10122, page 121, as amended in Instrument No. 20171002-0100584, Register's Office for Williamson County, Tennessee.
- Right of Way Easement of record in Book 2201, page 634, Register's Office for Williamson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 2276, page 60, Register's Office for Williamson County, Tennessee.
- Grant of Easement of record in Book 9184, page 868, Register's Office for Williamson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9829, page 561, Register's Office for Williamson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions.
- Subject to rights of others in and to the common areas and elements.

This is improved property known as: **5012 High Valley Drive, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 3, 2018.

Deborah S. Atkins Revocable Living Trust, dated October 13, 1998

Deborah S. Atkins, Trustee

Michael L. Atkins, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

On this 3rd day of October, 2018 before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Deborah S. Atkins and Michael L. Atkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained an who further acknowledged that they are the Trustees of the Deborah S. Atkins Revocable Living Trust and they are authorized by the Deborah S. Atkins Revocable Living Trust to execute this instrument on its behalf.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 7/5/21

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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.

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