This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-3350

Karen Y Johnson Davidson County
Batch# 178836 **DEEDWARR**
12/28/2018 10:51:45 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20181228-0125847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration ~~or value,~~ whichever is greater, for this transfer is $282,500.00

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2018

Notary Public
My Commission Expires: 04/21/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Fines and Tanya Fines 5240 Village Trace Nashville, TN 37211	NEW OWNERS	161-10-B-25.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel Atkeson and Erin Atkeson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert Fines and Tanya Fines, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 216, Phase Five, Villages of Brentwood, as shown on plat of record in Plat Book 6900, page 896, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel Atkeson and Erin Atkeson, husband and wife by Warranty Deed from Jennifer S. Wozniak and Burke A. White, unmarried, as joint tenants with right of survivorship, dated August 8, 2014, recorded August 13, 2014, of record in Instrument No. 20140813-0072960, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5240 Village Trace, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2018.

GRANTOR:

Daniel Atkeson

Erin Atkeson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Atkeson and Erin Atkeson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2018.

Notary Public
My Commission expires: 4-28-19

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