RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911413

Karen Johnson Davidson County
Batch# 189898 DEEDWARR
01/30/2019 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.13
20190130-0008968

WARRANTY DEED

Morgan Harrison State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2019.

NOTARY PUBLIC

My commission expires: 11-08-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Atkinson 1724 Boxwood Drive Nashville, TN 37211	CapStar Bank 2002 Richard Jones Rd Ste A300 Nashville, TN 37215	172 03 0A 150.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($524,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WOODLANDS PHASE 2 LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN ATKINSON, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lots 68 on the Plan of Summit At The Woodlands, Cluster Lot Subdivision, as shown on the plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being that same property conveyed to Woodlands Phase 2, LLC by Warranty Deed from Woodlands Development, LLC, dated October 12, 2017 and recorded in Instrument No. 20171016-0106004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2019.

WOODLANDS PHASE 2 LLC

BY: Jeremy Boczulak
ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Jeremy Boczulak with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Woodlands Phase 2 LLC, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Jeremy Boczulak

WITNESS my hand and seal, this the 29th day of January, 2019.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 4/13/22

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY