Name and Address of New Owner:
Carol R. Atkins and Joy A. Atkins
4144 Brandywine Pointe Boulevard
Nashville, TN 37138

Send Tax Bills To:
First Bank
318 Seaboard Lane, Ste 205
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 234856 DEEDWARR
05/28/2019 08:18:32 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20190528-0049708

This Instrument Prepared By: AND RETURN TO:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 064030B12200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan Vallett Williams, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carol R. Atkins and Joy A. Atkins,** "the Grantees," the following described real estate in Davidson County, Tennessee:

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

Being Lot No. 145, Phase Nine, Brandywine Pointe, as of record in Book 9700, Page 184 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Susan Vallett Williams by Trustees' Quitclaim Deed from William L. Vallett, Sr. as Trustee of The Mary Jean Vallett Old Hickory Personal Residence Trust-1998, dated July 24th 1998 dated July 25th 2009 and recorded August 20th 2009 of record in Instrument No. 20090820-0078626 in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of May, 2019.

Susan Vallett Williams By William L. Vallett, Jr. Attorney in Fact (SEAL)
Susan Vallett Williams by William L. Vallett, Jr.,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named **William L. Vallett, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Susan Vallett Williams**, pursuant to a Specific Power of Attorney dated May 15, 2019 and filed of record in Instrument No. 20190528-0049707 in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of **William L. Vallett, Jr.** as her attorney in fact.

Witness my hand and official seal this 21 day of May, 2019.

Notary Public

My Commission Expires: 05/09/2023

LEE D. CASSETTMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $665,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of May, 2019.

Notary Public
My commission expires: 9/22/2020
File No. 19-196

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY