WARRANTY DEED

File #2019072506

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 9, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSONs

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James John Illig and Cara Lynch	New Owner	081-12-0B-225.00-CO
(NAME)	(NAME)	
1400 Rosa L. Parks Blvd., #225		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Jonathan D. Atkinson, Trustee of The Jonathan D. Atkinson Living Trust dated 01/05/2017,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James John Illig and Cara Lynch, husband and wife,** 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 unit located in Davidson County, Tennessee, being known and designated as Unit No. 225 of Lofts at Werthan Mills, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lofts at Werthan Mills, a Horizontal Property Regime, recorded at Instrument No. 20031023-0157113; amended at Instrument Nos. 2004521-0059936; 20040712-0082926; 20050202-0012489; 20051230-0156950 and 20060901-0108138, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jonathan D. Atkinson, an unmarried man by Warranty deed from Randy Ester and Brandy Bezek, husband and wife of record in Instrument No. 20150916-0093960 Register's Office for Davidson County, Tennessee, dated September 09, 2015 and recorded on September 16, 2015.

Being the same property conveyed to Unknown Trustee of Jonathan D. Atkinson Living Trust by Quitclaim deed from Jonathan D. Atkinson of record in Instrument No. 20170109-0002264 Register's Office for Davidson County, Tennessee, dated January 05, 2017 and recorded on January 09, 2017.

This conveyance is subject to: 2019 taxes, a lien, not yet due and payable.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as 1400 Rosa L. Parks Boulevard, Nashville,TN,37208

(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.

Karen Johnson Davidson County
Batch# 266670 **DEEDWARR**
08/05/2019 12:00:17 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190805-0077349

Witness our hands this 29 day of July, 2019.

Jonathan D. Atkinson, Trustee of the Jonathan

D. Atkinson Living Trust dated 01/05/2017

STATE OF VIRGINIA

COUNTY OF Fairfax

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jonathan D. Atkinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Jonathan D. Atkinson Living Trust dated 01/05/2017, the within named bargainor,, and that he as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and official seal at office, this 29 day of July, 2019.

Commission expires:

Notary Public

IBRAHIM UDAY ABDALI AL MOWSSLEE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV 30, 2022
COMMISSION # 7797504

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128