Karen Johnson Davidson County
Batch# 268561 DEEDWARR
08/08/2019 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $836.20
20190808-0078870

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912220

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2019.

NOTARY PUBLIC

My commission expires: 12/15/21

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
David Francis Steadman, III 400 Hickory Timber Court Antioch, TN 37013	Dave Steadman 218 Bob Kirby Rd. Knoxville, TN 37923	150-14-0-016.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Six Thousand and 00/100 Dollars ($226,000.00), 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, **AWATEF SHEHATA, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID FRANCIS STEADMAN, III, 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:

Land in Davidson County, Tennessee, and being all of Lot No. 57, Lake Towne Park, Section 3, according to survey and plat of same appearing of record in Book 6900, page 355, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Awatef Shehata, by Warranty Deed from Robert W. Atnip, Administrator of the Estate of Jacqueline Marie Atnip, dated 12/28/2017, recorded 1/2/2018, of record in Instrument No. 20180102-0000269, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Arthur F. Atnip and wife, Jacqueline Atnip, by Warranty Deed from Jack Williams Construction Company, Inc., dated 4/7/1988, recorded 4/8/1988, of record in Book 7512, page 16, said Register's Office. The said Arthur F. Atnip died 4/18/2006 leaving Jacqueline Atnip as surviving tenant by the entirety. The said Jacqueline Atnip died intestate 5/10/2017. Per Order of the Probate Court for Davidson County, Tennessee, Case No. 17P1008, Robert Atnip as Administrator of the Estate of Jacqueline Marie Atnip was authorized to sell the subject property without the joinder of the heirs of said Estate.

The address of the herein described property is believed to be 400 Hickory Timber Court, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his 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 1st day of August, 2019.

A W T E F

AWATEF SHEHATA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Awatef Shehata, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of August, 2019.

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 6-20-2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY