Karen Johnson Davidson County
Batch# 299964 DEEDWARR
10/11/2019 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20191011-0104553

#35039

# WARRANTY DEED

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$237,500.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 103 |
|---|---|---|
| Eddie Hamilton<br>4822 Post Road<br>Nashville, TN 37205<br><br>3901 Whitland Aenue, Apt 31<br>Nashville, Tennessee 37205 | NEW OWNER<br>4822 Post Road<br>Nashville, TN 37205 | GROUP 160E<br>PARCEL 031.00 |

For and in 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, we,

**James H. Atkins, Jr., a single man**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Eddie Hamilton**

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 CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 31 OF WHITLAND PLACE HORIZONTAL PROPERTY REGIME PURSUANT TO THE TENNESSEE HORIZONTAL PROPERTY ACT, AND MASTER DEED OF RECORD IN BOOK 6131, PAGE 722, AS AMENDED IN BOOK 9651, PAGE 322, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AS SHOWN ON THE PLAN OF RECORD IN BOOK 5200 PAGE 597 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SOURCE REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF DESCRIPTION, TOGETHER WITH THE SAID APARTMENT'S APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM.

Being the same property conveyed to James H. Atkins, Jr. by Warranty Deed from Michael J. Spurlock, deed dated November 29, 2006 and filed of record in Instrument No. 20061130-0148014, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3901 Whitland Aenue, Apt 31, Nashville, Tennessee 37205.**
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS my hand and official seal at office this 10th day of October, 2019.

James H. Atkins, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James H. Atkins, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2019.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
3811 Bedford Avenue, Suite 205
Nashville, Tennessee 37215

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

## True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 2, 2023
Notary Seal:

