This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $40,000.00.

Affiant

Subscribed and sworn before me this the 14th day of November, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 316594 DEEDWARR
11/18/2019 09:03:36 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20191118-0118366

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Music City Handymen, LLC 4229 Woods Street Old Hickory, TN 37076	H. Vern Aseby 455 Harmony Cr. Bryson City, NC 28713	PART OF 064-09-0 134.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONNIE CRIPPS ATKINS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MUSIC CITY HANDYMEN, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 of Block 4 on the Map of Berryville, as of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of Wood Avenue and run back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Donnie Cripps Atkins, a married person, by Quitclaim Deed from Donnie Shirlene (Cripps) Atkins, Executrix for the Estate of Shelah Alton Bud Cripps, dated 05/15/2013, of record in Instrument No. 20130520-0050429, as corrected in Deed of Correction of record in Instrument No. 20130909-0094622, said Register's Office.

Also being a portion of the same property conveyed to Shelah A. Cripps and wife, Gearldine Cripps, by Warranty Deed from William L. Johnson, a single man, and Nancy L. Johnson, his mother, the widow of Eldon W. Johnson, deceased, dated 10/31/1977, of record in Book 5218, Page 907, Register's Office for Davidson County, Tennessee. The said Gearldine Cripps became deceased on 12/10/1988 and Shelah A. Cripps became deceased on 06/29/2011, he having left a Last Will and Testament devising and bequeathing said real property to Donnie Cripps Atkins.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4229 Woods Street, Old Hickory, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HQSA

Witness my hand this the 14th day of November, 2019.

Donnie Cripps Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donnie Cripps Atkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2019.

My commission expires:

9-6-22

Notary Public

