This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 173060B04600CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Sydney Rae Atkinson and Christopher Michael Miller
2306 Somerset Valley Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Bank of America, N.A.
101 S. Tryon St.
Charlotte, NC 28255

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KAYLEE AGIN, AN UNMARRIED WOMAN,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SYDNEY RAE ATKINSON, UNMARRIED, AND CHRISTOPHER MICHAEL MILLER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Final Plat of Phase One Cambridge Park at Barnes Road Subdivision of record in Plat at Instrument No. 20120912-0082696, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaylee Agin, a single woman by Warranty deed from Caitlin Fidler, an unmarried woman of record in Instrument No. 20161024-0112048 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 2306 Somerset Valley Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

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Karen Johnson Davidson County
Batch# 319982 DEEDWARR
11/26/2019 08:41:10 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20191126-0121953

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20 day of November, 2019.

Kaylee Agin
Kaylee Agin

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kaylee Agin, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of November 2019.

NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284, 900.00 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 20 day of November, 2019.

NOTARY PUBLIC

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-22

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