Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

(3)

Karen Johnson Davidson County
Batch# 365519 DEEDWARR
03/02/2020 09:13:40 AM 4 pgs
Fees: $23.00 Taxes: $2,179.30
20200302-0022822

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
REBECCA J. ATKINSON 814 Huntington Circle Nashville, TN 37215	Liberty Financial 1200 Forest Bridge Road Louisville, KY 40223	131-06-0C-008.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The greater of the actual consideration or the value of this property transferred is $589,000.00.

REBECCA J. ATKINSON

SUBSCRIBED AND SWORN to before me by ~~REBECCA~~ JANE ATKINSON this 27 day of February, 2020.

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GREGORY S. PERRONE

Notary Public
My Commission Expires: 10-1-2020

FOR AND IN CONSIDERATION of the sum of One Five Hundred Eighty-Nine Thousand Dollars ($589,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, we, BECKY H. EAGLETON, STEPHEN HINSHAW and CARROLL H. NAIL A/K/A CARROLL HINSHAW DALE, hereinafter "GRANTORS," have this day bargained and sold and do hereby transfer and convey unto REBECCA J. ATKINSON, unmarried woman, her heirs and assigns, hereinafter "GRANTEE," all of GRANTORS' right title and interest in a certain parcel of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEE, her heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of his interest in said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons except as herein stated.

Linda Anne Hinshaw signs this deed conveying any and all of her right, title and interest in said property by virtue of her marriage to Stephen Hinshaw.

Clyde Jess Nail, Jr. signs this deed conveying any and all of his right, title and interest in said property by virtue of his marriage to Carroll Hinshaw Dale.

WITNESS our hands this 27 day of February, 2020.

BECKY H. EAGLETON

STEPHEN HINSHAW by Rebecca Hinshaw Eagleton, his Attorney-in-Fact

CARROLL H. NAIL

LINDA ANNE HINSHAW by Rebecca Hinshaw Eagleton, her Attorney-in-Fact

CLYDE JESS NAIL, JR.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared BECKY H. EAGLETON, 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 for the purposes therein contained.

Witness my hand this 27 day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10-3-22

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me personally appeared CARROLL H. NAIL and CLYDE JESS NAIL, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 27 day of February, 2020.

NOTARY PUBLIC
My Commission Expires: 10-3-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Becky H. Eagleton, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Stephen Hinshaw, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Stephen Hinshaw, the within named bargainor by the said Becky H. Eagleton, as such Attorney-in-fact.

Witness my hand and official seal ~~at office in Brentwood~~, Tennessee on this the 27th day of February 2020.

Notary Public

My Commission Expires: 10-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Becky H. Eagleton, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-fact for Linda Anne Hinshaw, the within named bargainor, and that she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Linda Anne Hinshaw, the within named bargainor by the said Becky H. Eagleton as such Attorney-in-fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 27th day of February 2020.

Notary Public

My Commission Expires: 10-5-2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 120, as shown on the map entitled Burton Hills, Village of Huntington, Tract 10, of record in Plat Book 6250, page 612, as amended in Book 6637, page 717, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jane S. Hinshaw, by deed from Derek Pace and Sandra Pace, of record in Instrument No. 20061212-0153094, dated December 8, 2006, said Register's Office.

Further being the same property conveyed to Jane S. Hinshaw, Trustee of the Jane S. Hinshaw Qualified Primary Personal Residence Trust, as interest may appear, by deed from Jane S. Hinshaw, of record in Instrument No. 20070221-0021386, dated February 15, 2007, said Register's Office.

Further being the same property conveyed to Becky H. Eagleton, Carroll H. Nail and Stephen Hinshaw, as interest may appear, by quitclaim deed from Jane S. Hinshaw, Trustee of the Jane S. Hinshaw qualified Primary personal residence trust u/t/a dated September 16, 1997, of record in Instrument No. 20170612-0058906, dated June 8, 2017, as corrected in Instrument No. 20190718-0070499, July 15, 2019, said Register's Office. Jane S. Hinshaw, having since died testate on or about July 11, 2019, her remaining interest in said property was devised to Becky H. Eagleton, Devisee, of the Estate of Jane S. Hinshaw in the Last Will and Testament of Jane S. Hinshaw in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Case No. 1P1308.

Also being the same property conveyed to Becky H. Eagleton, as interest may appear, by quitclaim deed from Becky H. Eagleton executor of the Estate of Jane S. Hinshaw, of record in Instrument No. 20190814-0081457, August 9, 2016, said Register's Office.

Said property is subject to the following:

1. Davidson County taxes for 2020, a lien but not yet due and payable.

2. Matters shown on the Plan of record in Plat Book 6250, page 612, as amended in Book 6637, page 717, said Register's Office.

3. Agreements of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411, and Book 7147, page 416, said Register's Office.

4. Restrictive Covenants of record in Book 6326, page 588, Book 6517, page 522, Book 6644, page 1, Book 6691, page 593, Book 6778, pages 532 and 536, Book 6911, page 120, Book 6917, page 724, Book 7046, page 520, Book 7076, page 691, and Book 7146, page 188, said Register's Office.

5. Easement of record in Book 3702, page 250, said Register's Office.