Bk 56

WARRANTY DEED

Karen Johnson Davidson County
Batch# 415482 DEEDWARR
06/16/2020 10:34:50 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200616-0061866

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 210,000.00.

Affiant

Subscribed and sworn to me on June 15, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33590

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Milton Pirtle P.O. Box 803 Madison, TN 37116	SAME AS NEW OWNER	052-16-072

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James C. Atkeison and Barbara J. Atkeison, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Milton Pirtle, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 56 on the Plan of Marlin Meadows, Section No. 4, as of record in Book 2133, page 67, Register's Office for said County.

Said Lot 56 fronts 130 feet on the southwesterly side of Berwick Trail and runs back 345.4 feet on the northwesterly line and 252.6 feet on the southeasterly line, to a deadline, measuring 210 feet thereon.

Being the same property conveyed to James C. Atkeison and wife, Barbara J. Atkeison, by Warranty Deed from Nancy Jo Burgett, dated January 7, 1999 and recorded January 12, 1999 of record in Book 11293, page 488, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 1230 A&B Berwick Trail, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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/our hand(s) this 15th day of June 2020.

James C. Atkeison

Barbara J. Atkeison

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 15, 2020, before me personally appeared James C. Atkeison and Barbara J. Atkeison to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 15, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 07, 2021