Karen Johnson Davidson County
Batch# 445136 DEEDWARR
07/29/2020 07:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00
20200729-0083011

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35578-07-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 21st day of July, 2020.<br><br>Notary Public<br>My Commission Expires 3/6/24<br><br>GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Steve Colvin, Krista Colvin<br>419 Lynn Drive<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>Atlantic Union Bank<br>1800 Robert Fulton Dr. #350<br>Reston, VA 20191 | **Tax Information:**<br>Map and Parcel No.:<br>13216004200 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin R. Atkins and Stephanie N. Atkins, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Krista Colvin and Steve Colvin, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 419 Lynn Drive, Nashville, TN 37211.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 21st day of July, 2020.

Justin R. Atkins

Stephanie N. Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin R. Atkins and Stephanie N. Atkins, 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, at office, this 21st day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 819 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, Register's Office for said County.

Beginning at a point in the southerly margin of Lynn Drive at the corner of Lots 819 and 820; thence with the line between said lots, southerly 122.37 feet to a corner of Lot No. 818; thence with the line between Lots 818 and 819, westerly 118.33 feet to a point in the easterly margin of Lynn Court; thence with the margin of the same, northerly 100.67 feet to the beginning of a curve; thence around said curve, southeasterly 38.27 feet to a point in the southerly margin of Lynn drive; thence with the margin of the same, easterly 110 feet to the point of beginning.

Being the same property conveyed to Justin R. Atkins and Stephanie N. Atkins, husband and wife, by deed dated June 25, 2015 from Michael B. Willey, unmarried, of record in Instrument No. 20150629-0061944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 13216004200.
2. All matters appearing on the Plan of record as Book 3300, page 66, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022