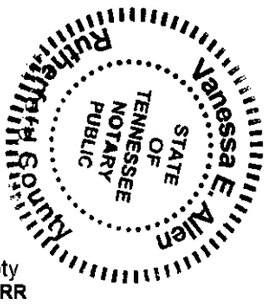
WARRANTY DEED

File #2020083252



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 471619 DEEDWARR
09/08/2020 11:31:39 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200908-0101898

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
True Craftsman Construction, LLC	NEW OWNER	144-11-0-005.00
(NAME)	(NAME)	
214 Steelson Way	214 Steelson Way	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Ralph C. Atkinson,, III, Unmarried, and Rebecca Atkinson, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **True Craftsman Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillsboro Park, Section 1 of record in Plat Book 2331, Page (s) 30 and 31, 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 Ralph C. Atkinson, III and wife, Rebecca J. Atkinson by Warranty deed from Michael Nelson and wife, Linda Nelson of record in Book 8381, page 334, Register's Office for Davidson County, Tennessee, dated June 19, 1991 and recorded on June 24, 1991. **The said Ralph C. Atkinson, III and Rebecca J. Atkinson having since divorced.**

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 30 and 31, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 2435, Page 237, Book 2603, Page 440, Book 4169, page 719 and Book 4207, Page 397, in the Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7814, Page 407 and Book 8105, page 264 and Book 7985, page 461, Book 7911, page 351, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6016 Hillsboro Pike, Nashville, TN 37215**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 4th day of September, 2020.

Ralph C. Atkinson, III

Rebecca Atkinson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Ralph C. Atkinson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of September, 2020.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128