Karen Johnson Davidson County
Batch# 500439 DEEDWARR
10/22/2020 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201022-0123094

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030776** MICHELLE CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00. Affiant Subscribed and sworn to before me, this 20th day of October, 2020. Notary Public My Commission Expires: 10/2/2023

WARRANTY DEED

Address New Owner: Oley Christopher Atkins Deborah Miriam Lundberg 2718 Sharondale Court Nashville TN 37215	Send Tax Bills To: Legacy Home Loans 4004 Hillsboro Pike, Ste 216B Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117-03-0-078.00

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, **Anne Gary, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oley Christopher Atkins and Deborah Miriam Lundberg, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Map of Hillsboro Circle, of record in Plat Book 1130, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Included in the above description, but specifically excluded therefrom is that property conveyed to the State of Tennessee in Book 4795, page 444, said Register's Office.

Being the same property conveyed to ANNE GARY, by deed from THE HOLLADAY LIVING TRUST, DIANE P. HOLLADAY, TRUSTEE, of record in Instrument No. 20100105-0000915 , dated December 30, 2009 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 117-03-0-078.00.

Easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers as set out in deed of record in Book 4795, page 444, said Register's Office.

Matters shown on the Plan of record in Plat Book 1130, page 15, said Register's Office.

Title to that portion of the premises, if any, embraced within the right-of-way of Tennessee Central Railroad.

This is improved property located at 2718 Sharondale Court Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 20th day of October, 2020.

Anne Gary Megan Smithwick Attorney in Fact

Anne Gary by Megan Smithwick, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Megan Smithwick, 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, and who further acknowledged that she is the Attorney-in-Fact for Anne Gary and that she is authorized by Anne Gary to execute this instrument on her behalf.

Witness my hand, at office, this 20th day of October, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

