Karen Johnson Davidson County
Batch# 518570 DEEDWARR
11/19/2020 10:41:00 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20201119-0136247

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2020.

Notary Public

My commission expires: May 9 2023

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bruce Allen Maurer Julia Alice Maurer	New owner	041-00-0-162.00
4128 Brick Church Pike		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK ATKINS AND TERRI ATKINS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE ALLEN MAURER AND JULIA ALICE MAURER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the second Civil District of Nashville, Davidson County, Tennessee, being Lot No.3 the plat of Atkins Acres of record in plat Book 9700, Page 413, Registration Of Davidson County., located on thr southerly margin of Brick Church Pike and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Brick Church pike, said monument being the northwest corner of herein described lot;

Thence, with said margin and a curve concave to the north having a central angle of 01 degrees 46 minutes 20 seconds, a radius of 1792.50 feet and an arc length of 55.44 feet to a point;
Thence, leaving said margin with the west line of Lot No. 2 of Atkins Acres, South 02 degrees 26 minutes 22 seconds West, 762.37 feet to a point;
Thence, North 87 degrees 16 minutes 00 seconds West, 328.60 feet to a point;
Thence, South02 degrees 26 minutes 13 seconds West, 400.00 feet to a point in the north line of skyline subdivision of record in Plat Book 3700, page 46, Registration Of Davidson County.;
Thence, with said subdivision, North 87 degrees 16 minutes 00 seconds West, 523.93 feet to a concrete Monument;
Thence, with the east line of Buchanon and Day, North02 degrees 25 minutes 32 seconds East, 717.75 feet to a point;
Thence, South 88 degrees 02 minutes 39 seconds East, 124.21 feet to an iron pin;
Thence, with the southerly line of Miles, South 86 degrees 15 minutes 07 seconds East,

308.31 feet to an iron pin;
Thence, with the east southerly line Vargo, S84degrees 31 minutes 16 seconds East, 371.04 feet to a planted stone;
Thence, with the east line of said Vargo, North 02 degrees 26 minutes 22 seconds East, 490.98 feet to the point of beginning, containing 498, 326 square feet or 11.44 acres, more or less

Being the same property conveyed to Mark Atkins and wife, Terri Atkins by Warranty deed from Charles D. Ryan and wife, Joyce A. Ryan of record in Book 10504, page 890, Register's Office for Davidson County, Tennessee, dated June 25, 1997 and recorded on June 25, 1997.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4128 Brick Church Pike, Whites Creek, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of November, 2020.

Mark Atkins

Terri Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Atkins and Terri Atkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of November, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021