(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 707494 DEEDWARR
08/31/2021 12:13:29 PM 2 pgs
Fees: $13.00 Taxes: $1,890.70

20210831-0117272

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. TR-21-1206

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~26th~~ 27th day of August, 2021.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 2/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Cason and Donald L. Cason	Legacy Home Loans, LLC	
(NAME)	(NAME)	
1706 Golf Street	4004 Hillsboro Pike, Suite 216B	072-04-0-143.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **SAMUEL CRAIG ATKINSON AND LAUREN ROSIE ATKINSON F/K/A LAUREN ELISE ROSIE, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK F. CASON, A MARRIED MAN, AND DONALD L. CASON, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, 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. 9, Block D, on the Plan of Plat of Inglewood Terrace of record in Plat Book 1130, Page 1, 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 Samuel Craig Atkinson and Lauren Elise Rosie, as joint tenants with rights of survivorship by Warranty deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180213-0014176 Register's Office for Davidson County, Tennessee, dated February 09, 2018 and recorded on February 13, 2018.

Lauren Elise Rosie and Lauren Elise Atkinson are one in the same person.

This is property more commonly known as 1706 Golf Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of August, 2021.

Samuel Craig Atkinson

Lauren Rosie Atkinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 2021, before me personally appeared Samuel Craig Atkinson and Lauren Rosie Atkinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of August, 2021.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064