THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210736478

Karen Johnson Davidson County
Batch# 708906 **DEEDWARR**
09/01/2021 03:42:28 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20210901-0118154

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2021.

Notary Public
My Commission Expires: 07/09/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Matthew Avilio 766 Rodney Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115 13 0 055.00

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, **Eric C. Atchley, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Matthew Avilio, a single man** ("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 No. 193, on the Plan of Section Eight, West Meade Hills, of record in Plat Book 3600, Pages 61 and 62, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Together with the Joint Driveway Easement as set forth of record in Book 4023, Page 703, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eric C. Atchley, a single man, by Warranty Deed from Jennifer Upchurch, unmarried, of record in Instrument No. 20140429-0035811, in the Register's Office of Davidson County, Tennessee, dated April 25, 2014 and recorded on April 29, 2014.

Julie Atchley joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Eric C. Atchley.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Eight, West Meade Hills, as recorded in Plat Book 3600, Page(s) 61 & 62.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3789, Page 119.

Joint Driveway Agreement as set forth in instrument recorded in Book 4023, Page 703.

This is improved property located at 766 Rodney Drive Nashville TN 37205

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JMRF 21766

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 25th day of August, 2021.

Eric C. Atchley

Julie Atchley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric C. Atchley and Julie Atchley, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2021.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 13, 2022