WARRANTY DEED

Karen Johnson Davidson County
Batch# 722999 **DEEDWARR**
09/23/2021 03:25:13 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20210923-0128204

DM-P-21-428-428B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neeley A Atkins and Keith L Atkins	**Mortgage Investors Group**	
(NAME)	(NAME)	**105 11 0M 003.00**
428 B Wingrove Avenue	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MINDY R WRIGHT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEELEY A ATKINS, AN UNMARRIED WOMAN, AND KEITH L ATKINS, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2A of 428 Wingrove Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 428 Wingrove Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20150820-0084022, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mindy R. Wright, An Unmarried Woman, by Warranty Deed from Urban Dwell Homes LP, A Tennessee Limited Partnership, of record in Instrument No. 20160819-0087097, in the Register's Office of Davidson County, Tennessee, dated August 18, 2016 and recorded on August 19, 2016.

This conveyance is subject to:
• 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 428 Wingrove Avenue Townhomes, as recorded in Plat Book I, Page(s) 68.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 428 Wingrove Avenue Townhomes, as recorded in Plat Book X, Page(s) 511.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot 7 of The Mallory Plan of Lots and Part of Lot 8 of The Rains Plan of Lots, as recorded in Plat Instrument No.20150921-0095448.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150820-0084022.

• Easement for Utility, recorded in Instrument No. 20160219-0016142.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **428 B Wingrove Avenue, Nashville, Tennessee 37203**.
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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21 DAY OF SEPTEMBER, 2021.

Mindy R Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212