WARRANTY DEED

Karen Johnson Davidson County
Batch# 827431 DEEDWARR
03/24/2022 08:29:09 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20220324-0033746

J-SA-22-4229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

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)
Purple Doors LLC	**New Owner**	
(NAME) **320 11th Ave S Unit 451**	(NAME)	**064-09-0-134.00-000**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **DONNIE CRIPPS ATKINS, A MARRIED PERSON EMMETT M ATKINS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PURPLE DOORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. (s) 22 and 23, Block 4 on the Plan of Berryville of record in Plat Book 421, Page 117, 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 a portion of the same property conveyed to Shelah A. Cripps and wife, Gerarldine Cripps by Warranty deed from William L. Johnson, a single man, and Nancy L. Johnson, his mother, the widow of Eldon W. Johnson of record in Book 5218, page 907, Register's Office for Davidson County, Tennessee, dated October 31, 1977 and recorded on November 04, 1977.

Being a portion of the same property conveyed to David Kennedy, Jr Trustee by Quitclaim Deed from Donnie Shirlene (Cripps) Atkins, Executrix for the Estate of Shelah Alton Bud Cripps of record in Instrument No 20130520-0050429, Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on May 20, 2013 and within the same deed the said David Kennedy, Jr, Trustee conveyed his interest in the subject property to Donnie Cripps Atkins, a married person

Being a portion of the same property conveyed to David Kennedy, Jr Trustee by Deed of Correction from Shelah Alton Bud Cripps of record in Instrument No 20130909-0094622, Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 09, 2013 and within the same deed the said David Kennedy, Jr, Trustee conveyed his interest in the subject property to Donnie Cripps Atkins, a married person

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.
- Agreement for Reciprocal Parking Easements and Ingress/Egress Easement of record in Instrument Number 20211129-0157463, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 10644, Page 174, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4229 Woods St, Old Hickory, Tennessee 37138**.

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 18 DAY OF MARCH, 2022.

Donnie Cripps Atkins

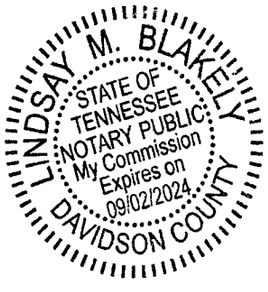
Emmett M Atkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNIE CRIPPS ATKINS, 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 18th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMETT M ATKINS, 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 18th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212