THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4913-WE

Karen Johnson Davidson County
Batch# 894414 DEEDWARR
07/27/2022 09:28:26 AM 2 pgs
Fees: $13.00 Taxes: $2,068.30

20220727-0085565

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 559,000.00.

Robert W Atwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Nicole Bonesio Thompson	OWNER	
916 Percy Warner Blvd.		129-15-0-040.00
Nashville, TN 37205		
(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, WE, **Robert W. Atwood, Trustee and Jo Anne B. Atwood, Trustee, the Trustees of The Robert W. Atwood and Jo Anne B. Atwood Joint Revocable Living Trust, dated December 05, 2017**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Nicole Bonesio Thompson, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 99 on the Plan of Warner Park Valley Subdivision, Section 1, as of recorded in Book 3600, Pages 12, 13 and 14, Register's Office for said County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert W. Atwood and wife, JoAnne B. Atwood by Warranty deed from Garnett Hugh Reid Sr., and wife, Carol Ketteman Reid of record in Instrument No. 20150923-0096554 Register's Office for Davidson County, Tennessee, dated September 22, 2015 and recorded on September 23, 2015. (Value of consideration shown in aforementioned deed $220,000.00.)

Being the same property conveyed to Robert W. Atwood and Jo Anne B. Atwood, Trustees of The Robert W. Atwood and Jo Anne B. Atwood Joint Revocable Living Trust, dated December 05, 2017 by Warranty deed from Robert W. Atwood and wife, Jo Anne B. Atwood of record in Instrument No. 20180323-0027736 Register's Office for Davidson County, Tennessee, dated December 05, 2018 and recorded on March 23, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **916 Percy Warner Blvd., Nashville, TN 37205**

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 our hands this the 26 day of July, 2022.

The Robert W. Atwood and Jo Anne B. Atwood Joint Revocable Living Trust, dated December 05, 2017

BY: Robert W Atwood, Trustee
Robert W. Atwood, Trustee

Jo Anne B Atwood, Trustee
Jo Anne B. Atwood, Trustee

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert W. Atwood and Jo Anne B. Atwood , Trustees of The Robert W. Atwood and Jo Anne B. Atwood Joint Revocable Living Trust, dated December 05, 2017,,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained as Trustees of **The Robert W. Atwood and Jo Anne B. Atwood Joint Revocable Living Trust, dated December 05, 2017**

Witness my hand and official seal this the 26 day of July, 2022.

My Commission expires: 1-8-24

Notary Public

