Davidson County DEEDWARR
Recvd: 11/28/01 15:40 2pgs
Fees:13.00 Taxes:294.15

20011128-0130227

FILE NUMBER 214201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

April Presley
Affiant

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 30, 2004

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of November, 2001.

Regina E. Johnson
Notary Public

My Commission Expires: 5-30-04

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
April Presley
5600 Country Drive #131
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel
162-9-13-450

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mildred A. Mooneyham and Lori L. Fagerquist, as joint tenants with right of survivorship,** hereinafter referred to as Grantors, hereby transfers and conveys to **April Presley, unmarried,** hereinafter referred to as Grantee, her 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 Unit No. 131, Building 12 on the Plan of 2nd Revised site plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94 and revised in Book 5200, page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred A. Monneyham and Lori L. Fagerquist, as joint tenants in the rights of survivorship, by quitclaim deed from Mildred A. Mooneyham and Norman R. Mooneyham, as joint tenants in the rights of survivorship, of record in Book 9186, page 844, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 4660, page 97 and Book 4860, page 1; Book 5050, page 94 and Book 5200, page 110, Register's Office for Davidson County, Tennessee.

04388-BW

Restrictive covenants contained in an instrument of record in Book 4890, page 372 Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8021, page 852, said Register's Office.

Master Deed of record in Book 4918, page 116; Book 4958, page 346; and Book 5001, page 394, said Register's Office.

By-Laws of record in Book 8797, page 918, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 5600 Country Drive #131, Nashville, Tennessee 37211

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**, her heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her 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 hand this 21st day of November, 2001.

atten in fact

Mildred A. Mooneyham by Allen Thompson

Mildred A. Mooneyham *by Allen L. Thompson, attorney-in-fact*

atten in fact

Lori Fagerquist by Allen Thompson

Lori L. Fagerquist *by Allen L. Thompson, attorney-in-fact*

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen L. Thompson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the attorney-in-fact for Mildred A. Mooneyham and Lori L. Fagerquist and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Mildred A. Mooneyham and Lori L. Fagerquist.

Witness my hand and official seal this 21st day of November, 2001.

ALLEN L. THOMPSON NOTARY

Notary Public

My Commission Expires: 11/2/05

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