Davidson County DEEDWARR
Recvd: 07/07/06 09:50 3 pgs
Fees:18.00 Taxes:532.80

20060707-0081532

THIS INSTRUMENT PREPARED BY:
Woodard & Shelton
1114 W Main Street; P.O. Box 708
Franklin, TN 37065-0708;
Ph. 615-794-7500
Fax 615-790-8476
nshelton@nicksheltonlaw.com

NEW OWNER:	Send Tax Bill To:	Map & Parcel:
Wanda F. Atkins and John Atkins 3401 Anderson Road Antioch, TN 37013	SAME	136-15-O-B-057.00 CO

Warranty Deed

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and sufficient and valuable considerations, the receipt of which are hereby acknowledged, **Becky A. Earls**, ***hereinafter called the Grantor***, has bargained and sold by these presents does transfer and convey unto **John Atkins and wife, Wanda F. Atkins**, ***hereinafter called the Grantees***, their heirs, successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson Co., TN being Lot/Unit #53 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in instrument number 20010629-0068937, Register's Office for Davidson Co, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Becky A. Earls, unmarried, by deed from NFR, Inc., T/A Ryan Homes, a Virginia Corp, dated March 28, 2002, of record in instrument # 200204040041090, Reg. Off. Davidson Co., TN.

This conveyance is subject to the following:

1) **Any and all governmental regulations and ordinances that may affect the premises.**
2) **Restrictive covenants recorded in Book Instrument #200107300080392, Page , Reg. Off. Davidson Co.; Restrictive covenants recorded in Book 11666, page 151, Reg. Off. Davidson Co.**

3) **Terms and provisions of a storm water detention agreement in book 1540, page 482, Reg. Off. Davidson Co., TN.**
4) **Terms and provisions of Article of Organization in instrument # 200003160026959, Reg. Off. Davidson Co., TN.**
5) **Terms and provisions of QuitClaim to HOA in instrument #200001110003643 and in instr.# 200108100086561, Reg. Off. Davidson Co., TN.**
6) **Terms and provisions of Bylaws in book 11666, page 191, Reg. Off. Davidson Co., TN.**
7) **Taxes and assessments for the year(s) 2006 which are a lien but not yet due and payable.**
8) **Matters of record in or on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in instrument#20010629-0068937, Register's Office for Davidson Co, Tennessee.**

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, successors and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise set out herein;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This property is improved property known as 3401 Anderson Road, Antioch, Tennessee, 37013.

WITNESS MY HAND(S) THIS 3rd day of July, 2006, IN WILLIAMSON COUNTY, TENNESSEE.

Becky A. Earls

Becky A. Earls

BY: _____

Nick Shelton, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Nick Shelton, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained and who further acknowledged that such person is the attorney-in-fact for and of the grantor and is authorized by the said grantor or maker to execute this instrument on behalf of the maker/ grantor. On this 3rd day of July, 2006, before me personally appeared Nick Shelton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Becky A. Earls acknowledged that such person executed the same as the free act and deed of Becky A. Earls.

WITNESS MY HAND(S) THIS 3rd day of July, 2006, in Williamson County, TENNESSEE.

Notary Public

My Commission Expires: 3/08/08

JAMES L. WOODARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $144,000.

Becky A. Earls by Nick Shelton Attorney in Fact

Affiant

Subscribed and sworn to before me this 13 day of July, 2006, in Williamson County, TN.

Notary Public

My Commission Expires: 3/08/08

JAMES L. WOODARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN