WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

AMY ADAMS GOWAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Sharon A. Huff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2009.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Huff	Sharon A. Huff	Map 131-5-C
(NAME) 360 Ardsley Place	(NAME) 360 Ardsley Place	Parcel 360 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, **LEONA JOHNSON ATKINS, A WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON A. HUFF, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 360, together with the appurtenant interest in the common elements, of The Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee and as shown on the Plan of record in Plat Book 6250, page 699, said Register's Office, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Leona Johnson Atkins by deed from Tennsco Corp of record in Book 8367, page 181, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 699, said Register's Office; (c) restrictive covenants of record in Book 6566, page 4 and Book 6674, page 583, said Register's Office; (d) Master Deed and Bylaws of record in Book 6822, page 721, said Register's Office; and (e) Utility easements of record in Book 4161, page 814, Book 6229, page 484, Book 4377, page 710 and Book 4403, page 627, said Register's Office.

Nina Sivek is executing this deed on behalf of Leona Johnson Atkins pursuant to Power of Attorney of record in Instrument #20060425-0047263, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 360 Ardsley Place, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20090037168 DEEDWARR
Recvd: 06/04/09 10:56 2 pgs
Fees:13.00 Taxes:943.50
20090604-0051692

Witness my hand this 2nd day of June, 2009.

Leona Johnson Atkins

Leona Johnson Atkins By Nina Sivek,
Her Attorney in Fact

by Nina C Sivek AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of June, 2009, before me personally appeared Nina Sivek, to me known to be the person who executed the foregoing instrument on behalf of Leona Johnson Atkins and acknowledged that she executed the same as the free act and deed of Leona Johnson Atkins.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2009.

Commission expires:

Amy Adams Gowan
Notary Public

