BILL GARRETT, Davidson County
Trans:T20110073726 DEEDWARR
Recvd: 11/21/11 14:24 2 pgs
Fees:13.00 Taxes:477.30
20111121-0091167

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-STM-11-8189

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oley Atkins	SunTrust Mortgage, Inc.	
8189 Coley Davis Road	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	141-06-0-B-015.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DIMOND ATKINS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLEY ATKINS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 115 OF , A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING POPLAR RIDGE CONDOMINIUMS OF RECORD IN BOOK 11322, PAGE 931, AMENDED IN BOOK 11662, PAGE 988, BOOK 11662, PAGE 993, INST # 20000211-0014075 AND INST # 20000609-0057726 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT A TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO DIMOND ATKINS, AN UNMARRIED MAN BY DEED FROM JONATHAN BLAKE PURKEY AND WIFE, JANNA LEIGH PURKEY OF RECORD IN INSTRUMENT NUMBER 20050928-0116471, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 21, 2005.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE OF RECORD IN PLAT BOOK 9700, PAGE 829 & 830; BOOK 11322, PAGE 931, AMENDED IN BOOK 11662, PAGE 988 & 993, INST # 20000211-0014075 AND INST # 20000609-0057726; BOOK 11322, PAGE 957; BOOK 8292, PAGE 969 & BOOK 9081, PAGE 74; BOOK 11322, PAGE 924; BOOK 8292, PAGE 975; BOOK 11585, PAGE 325; BOOK 7337, PAGE 269; BOOK 9161, PAGE 878 AND 893; BOOK 4989, PAGE 430, BOOK 5129, PAGE 28, BOOK 5325, PAGE 322 AND THE EASEMENT AND RIGHTS OF CTX RAILROAD, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 8189 Coley Davis Road, Nashville, Tennessee 37221
(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 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 18th day of November, 2011.

Dimond Atkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dimond 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903