BILL GARRETT, Davidson County
Trans:T20120037816 DEEDWARR
Recvd: 05/23/12 09:09 2 pgs
Fees:13.00 Taxes:1405.63
20120523-0044599

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is 379900.00 Affiant Subscribed and sworn to before me, this 21st day of May, 2012 Notary Public My commission expires: July 24, 2013
(Notary Stamp)	

SARAH M. BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires July 24, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Perry L. Adams Tammy T. Adams	~~New Owner~~ MIG	Map\Parcel: 103-08-0-B-421.00CO
421 Sloan Road	8320 E. Walker Springs Ln #201	
Nashville, TN 37209	Knoxville, TN 37923	

FOR AND IN 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 ACKNOWLEDGE, WE,

H.P. Staley, III and Sloan A. Staley, tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Perry L. Adams and Tammy T. Adams, husband and wife

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:

Land in DAVIDSON County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 421, Building "C", on the Plan of parklane Condominiums, Phase IV, as shown on Exhibit "B" to the Master Deed of record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to H.P. Staley, III and Sloan A. Staley, tenants in common with rights of survivorship by Warranty Deed from GWF, LLC, a Tennessee limited liability company, of record in Instrument No. 20090217-0013311, dated February 13, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 32, Register's Office for DAVIDSON County, Tennessee.
Master Deed contained in an instrument of record in Book 7376, Page 571 and Book 7646, Page 264, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7710, Page 305 and Book 7895, page 173, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 7376, Page 580, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 421 Sloan Road, Nashville, TN 37209.

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 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.

Pamela A. Staley, spouse of H.P. Staley, III, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Witness my/our hand(s) this 21st day of May, 2012.

X _____
H.P. Staley, III

X Sloan A Staley by: H.P. Staley III Attorney in Fact
Sloan A. Staley by H.P. Staley, III, Attorney in Fact

X Pamela A Staley
Pamela A. Staley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, H.P. Staley, III and Pamela A. Staley, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared H.P. Staley, III, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Sloan A. Staley for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Sloan A. Staley, and is authorized by Sloan A. Staley to execute this instrument on his/her behalf.

This the 21st day of May, 2012.

A. Scott Hubbard
Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY