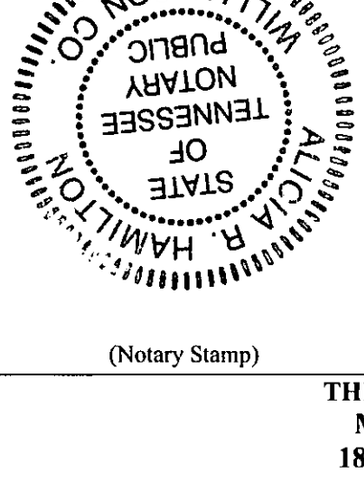
Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $77,991.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2013.

Notary Public

My commission expires: 9-23-13

BILL GARRETT, Davidson County
Trans:T20130006974 DEEDWARR
Recvd: 01/25/13 09:53 2 pgs
Fees:13.00 Taxes:288.57
20130125-0008169

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:
Patricia Ann Atkinson **Sherry Atkinson**	**New Owner**	**MAP\PARCEL 064-13-0-B-061.00CO**
405 Laurel Hill Dr. #405		
Old Hickory, TN 37138		

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,

James N. Presley, Jr., unmarried

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

Patricia Ann Atkinson, unmarried, and Sherry Atkinson, unmarried, as tenants in common with right of survivorship

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 unit in Davidson County, Tennessee, described as follows: Unit No. 405, in a Horizontal Property Regime as shown on the condominium site plan of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, Page 573, in the Register's Office, Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, easements and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Laurel Hill Courtyard Homes, as of record in Plat Book 6900, Page 573, and Master Deed of record in Book 7466, Page 438, and amended in Book 7717, Page 82, restated in Book 8197, Page 779, Register's Office for said County.

Being the same property conveyed to James N. Presley Jr and Catherine C. Presley, husband and wife, by Warranty Deed from Richard M. Brady and Wife, Cornelia Brady, of record in Instrument No. 20020114-0005335, Dated January 10, 2002, Register's Office for Davidson County, Tennessee. Catherine C. Presley has since died.

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 6900, Page 573, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10468, Page 96, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Book 8199, Page 779, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8199, Page 808, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 7872, Page 388 and Book 8209, Page 229, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6566, Page 208, Register's Office for DAVIDSON County, Tennessee.
Easement to Bell-South of record in Instrument No. 20010607-0059700, 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 405 Laurel Hill Dr. #405, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 18th day of January, 2013.

X James N. Presley Jr
James N. Presley, Jr.
By: Pamela A. Staley, Attorney-in-Fact
By Pamela A Staley, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 18th day of January, 2013.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **130004SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027