BILL GARRETT, Davidson County
Trans:T20130009618 DEEDWARR
Recvd: 02/04/13 15:47 2 pgs
Fees:13.00 Taxes:566.10
20130204-0011563

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ @ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $153,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2013.

Notary Public

My commission expires: 10/18/16

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Joanna Paige Presley	New American Mortgage LLC	**MAP\PARCEL172-12-0-C-537.00CO**
507 Saint Jules Lane	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach, VA 23452	

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,

Jesse T. Hughes and wife, Christy Hughes

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

Joanna Paige Presley, a single person

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 Unit No. 803 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622 0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Jesse T. Hughes and Christy Hughes, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080402-0033152, Dated April 1, 2008, Registers 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 Instrument No. 20050322-0031182, 20061103-0136911, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, and amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070803-00104306, Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, Instrument No. 20060321-0032382, and Instrument No. 20080626-0030449, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Instrument No. 20030923-0140666, and Instrument No. 20040310-0027422, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 507 Saint Jules Lane, Nashville, TN 37211.

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 31st day of January, 2013.

Jesse T. Hughes

Christy Hughes
By: Jesse T. Hughes, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jesse T. Hughes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of January, 2013.

Notary Public

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jesse T. Hughes** 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 Christy Hughes for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Christy Hughes and is authorized by Christy Hughes to execute this instrument on his/her behalf.

Witness my hand and official seal this 31st day of January, 2013.

Notary Public

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

My Commission Expires: _____

File #: **120903JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027