RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0247

BILL GARRETT, Davidson County
Trans:T20130033072 DEEDWARR
Recvd: 04/23/13 09:23 2 pgs
Fees:13.00 Taxes:1331.63
20130423-0040086

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2013.

Notary Public
Commission Expires: _____

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael H. Presley, Jr. 303 N. 16th Street Nashville, TN 37206	SAME	083-10-0-149.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Dawn Marie Gates a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael H. Presley, Jr. and Lauren D. Presley 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:

Being parts of Lots Nos. 21, 22 and 23 on the Plan of W. R. Cornelius, Jr. Subdivision of record in Book 57, page 124, of the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the easterly margin of 16th Street, formerly Hickman Street; at a point 50 feet southerly from the southerly margin of the first alley north of Gartland Avenue, running thence southerly with the easterly margin of 16th Street 40 feet to a stake; thence easterly along a line parallel to Gartland Avenue, 150 feet to a private alley running from Gartland Avenue to the first alley North of said Avenue; thence with the westerly margin of said private alley, northerly 40 feet; thence westerly and parallel with Gartland Avenue, 150 feet to the place of beginning.

BEING the same property conveyed to Dawn Marie Gates, a single woman, by Special Warranty Deed from Renasant Bank, dated 3/31/08 and recorded 3/31/08 in Instrument No. 20080331-0031909, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 303 N. 16th Street, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of April, 2013.

Dawn Marie Gates

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Dawn Marie Gates a single woman

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 at Brentwood, Tennessee this 19th day of April, 2013.

Notary Public
My Commission Expires: CHRIS MULE'

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-18-2016

(Notary Seal)