WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130056814 DEEDWARR
Recvd: 07/03/13 12:39 2 pgs
Fees:13.00 Taxes:388.50
20130703-0069036

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JILL POINTER (NAME)	SunTrust Mortgage (NAME)	064-13-0B-069.00
601 Laurel Hill Drive (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

FOR AND 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, **ELLEN LEA ABBOTT*, BY AND THROUGH RYAN ABBOTT, ATTORNEY-IN-FACT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JILL P. POINTER and ALLEN POINTER, as wife and husband**, 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. 601, as shown on the plan of Laurel Hill Courtyard Homes, a Horizontal Property Regime, established by the Master Deed of record in Plat Book 7466, Page 438, as amended in Plat Book 7717, Page 82, and restated in Plat Book 8199, Page 779, and on the plan of record in Plat Book 6900, Page 573, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in all the common areas/ elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Ellen Lea Jones by deed from Lana Bernice Alexander, a single woman, dated 12/09/2004 and filed for record on 12/14/2004 in Instrument No. 20041214-0148292, Register's Office for Davidson County, Tennessee. The said Ellen Lea Jones having since married Ryan Abbott and is now known as Ellen Lea Abbott.

Ellen Lea Abbott having since appointed and constituted Ryan Abbott as her lawful Attorney-in-Fact by that certain Limited Power of Attorney by instrument of record in Instrument No. 20130703-0069035, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/ condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) building restrictions, and (5) other matters of public record.

This is the same legal description as on the previous Deed of record.

Ryan Abbott, husband of Ellen Lea Abbott, joins in this conveyance to convey any and all marital interested in the aforementioned property.

*** Formerly known as ELLEN LEA JONES**

This is improved property, known as 601 LAUREL HILL DRIVE, OLD HICKORY, TN 37138
(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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.

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01388-15003

Witness my hand this 28th day of June, 2013.

RYAN ABBOTT

ELLEN LEA ABBOTT, by and through
RYAN ABBOTT, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, ELLEN LEA ABBOTT, by RYAN ABBOTT, her Attorney-in-Fact, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of ELLEN LEA ABBOTT.

Witness my hand and official seal this 28th day of June, 2013.

Commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, RYAN ABBOTT, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of June, 2013.

Commission expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public