

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,900.00

Laura S. Ashworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2000.

Sharon L. Lacey
Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

Instr:200006050055435 Page: 1 OF 3
REC'D FOR REC 06/05/2000 9:49:04AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $680.43

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Hughes	GMAC Mortgage Corporation	171-3B-192
(NAME)	(NAME)	
641 Old Hickory Boulevard #405	P.O. Box 963	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(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, WE,

ALLISON LEE COLSTON, AN UNMARRIED WOMAN, AND MICHAEL R. COLSTON AND WIFE, MARY KATHARINE COLSTON,

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

WILLIAM H. HUGHES, AN UNMARRIED MAN,

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. 132, on the Plan ofTownhomes of Fredericksburg, Phase 1, Section 4, as shown on plat of record in Plat Book 9700, page 648, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allison Lee Colston, an unmarried woman and Michael R. Colston, a married man by deed from Pulte Homes Tennessee Limited Partnership, of record in Book 11561, page 482, Register's Office for Davidson County, Tennessee.

Mary Katharine Colston, joins in this conveyance to relinquish any rights she may have in and to the property herein described by virtue of marriage to Michael R. Colston.

This instrument is executed on behalf of Michael R. Colston by Mary Katharine Colston* as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

*(aka Mary K. Colston)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 641 Old Hickory Boulevard #405, Brentwood, TN 37027
(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 assigns forever; and we do 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 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 1st day of June, 2000.

Allison Lee Colston
Allison Lee Colston

Michael R Colston by Mary K Colston P.O.A.
Michael R. Colston by Mary Katharine Colston, Attorney in Fact

Mary Katharine Colston
Mary Katharine Colston

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison Lee Colston and Mary Katharine Colston, the bargainor(s), 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 Louisville Kentucky this 1st day of June, 2000

Commission expires:
10/28/2000

Sara J. Hart
Notary Public

STATE of KENTUCKY
COUNTY of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Mary Katharine Colston*, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Michael R. Colston, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Michael R. Colston. WITNESS my hand and Notarial Seal this 1st day of June, 2000.

*(aka Mary K. Colston)

Commission expires:
10/28/2000

Sara J. Hart
Notary Public

Exhibit "A"

ALIVE AND WELL AFFIDAVIT

STATE OF KENTUCKY)
COUNTY OF Jefferson to wit:

This day appeared before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, Mary Katharine Colston who made oath as follows:

1. That by appointments dated March 24, 2000 which are to be recorded in the Register's Office for Davidson County, Tennessee, prior to the recordation of this document, was appointed as attorney-in-fact for Michael R. Colston ("Principal") for the purposes set out therein.

2. That the said Principal is alive at the time of the execution of the document in their behalf to which this affidavit is attached and any other documents, and further that he/she has not, or had not, at the time of doing any act pursuant to the power of attorney, received actual knowledge or actual notice of the revocation or termination of the powers of attorney, by death, disability or otherwise, or notice of any facts indicating the same.

Given under my hand this 1st day of June, 2000.

Mary Katharine Colston

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, in the State of Kentucky, do certify that Mary Katharine Colston whose name is signed to the foregoing writing bearing date of June 1, 2000, has acknowledged and sworn to the same before me in my jurisdiction aforesaid.

Given under my hand this 1st day of June, 2000.

Notary Public

My commission expires:
10/28/2000