Rerecord in Correct County

2

WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: Aug 8, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 03/02/01 10:43 2pgs
Fees:10.00 Taxes:0.00
20010302-0019726

BK 843 PG 422

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kip Austin	Tucker Federal Bank dba Prime Lending	MAP 96
(NAME) 787 Fitzpatrick Road	(NAME) P.O. Box 211788	GROUP 16
(ADDRESS) Nashville, TN 37214	(ADDRESS) Augusta Georgia 30917-1788	PARCEL 184
(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,

JACK P. HUGHES AND WIFE, MARY A. HUGHES

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

KIP AUSTIN, MARRIED

, 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 Lot No. 5, Section One, Addition to Larchwood, as of record in Plat Book 6250, Page 429, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack P. Hughes and Wife, Mary A. Hughes by deed from Georgia I. Crotts, Unmarried of record in Deed Book 11581, page 589, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6585, page 467, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 787 Fitzpatrick Road, Nashville, TN 37214
(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 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 19th day of February, 2001.

Jack P. Hughes

Mary A. Hughes

BK 843 PG 423

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Jack P. Hughes and Mary A. Hughes the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of February, 2001.

My Commission Expires 8/8/04

Notary Public

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2101173

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

State of Tennessee, County of WILSON
Received for record the 21 day of
FEBRUARY 2001 at 11:08 AM. (RECH 101657)
Recorded in official records
Book 843 Pages 422- 423
State Tax $ 402.93 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 413.93,
Register of Deeds JOHN B SPICKARD
Deputy Register JEWELL GEIGER