WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$30,000.00**

Sandra S. Hudson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2001.

Shannon Philbin
Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miller Ross Hudson	**Miller Ross Hudson**	**13-32.00**
(NAME)	(NAME)	
Lot 32 - Jacobs Valley	**6659 Old Clarksville Pike**	**20-4**
1000 Jacobs Valley Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Joelton, TN 37080**	
(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, I, **TRAVIS S. HUDSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MILLER ROSS HUDSON AND SANDRA HUDSON,** 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, State of Tennessee, being Lot No. 32, 1st Revision, Final Plat, Section One, Jacobs Valley, of record in Book 9700, Page 864, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Travis S. Hudson by deed from Dale Pyron and Joe Pyron, tenants in common, of record in Book 11538, page 458 Register's Office for Davidson County, Tennessee.

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

This instrument prepared from the information provided by the parties. No title search was done.

unimproved ☒

This is improved ☐ property, known as **Lot 32 Jacobs Valley, 1000 Jacobs Valley Road, Joelton, TN 37080**
(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 our hands this 25th day of July, 2001.

Travis S. Hudson
Travis S. Hudson
By: Shirley P. Barber, his Attorney-In-Fact
Shirley P. Barber

Davidson County DEEDWARR
Recvd: 08/03/01 13:47 2pgs
Fees:13.00 Taxes:111.00

20010803-0083004

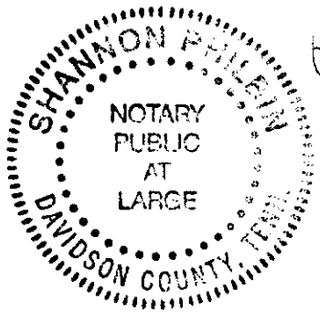
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shirley Barber with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Travis S. Hudson and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of July, 2003.

Commission expires: July 26, 2003



Shannon Philbin Notary Public

My Commission Expires JULY 26, 2003