# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/19/03 08:49 2pgs
Fees:13.00 Taxes:190.55

20031219-0180933

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$51,500.00.**

Affiant

Subscribed and sworn to before me this 17th day of December, 20 03

Notary Public

My Commission expires: 8-27-06

(Affix Seal)

ANDREW H. MAKAR NOTARY PUBLIC WILLIAMSON COUNTY, TENNESSEE LARGE

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Michael Hughey | SAME | 071-04-231.00 |
| 5461 Drye Run Road | | |
| Joelton, TN 37080 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robertson Properties, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Hughey and Tina Hughey, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 14 on the plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Robertson Properties, LLC, by deed from The Heirs-at-law of Annie B. Cowan, on December 8, 2003, of record in Instrument Number** 20031209-0176677 **, Register's Office for Davidson County, Tennessee.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4175, pages 82 and 83, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4361 , page 11; and Book 4572, page 960; and Book 5015, page 353; and Book 5015, page 356, and Book 6795, page 883, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2602 Oakwood Avenue, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 17, 2003.

**Robertson Properties, LLC**

**By Joseph Robertson, Chief Manager**

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17th day of December, 2003, before me, appeared Joseph Robertson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Chief Manager of Robertson Properties, LLC, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Joseph Robertson, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MARCUM NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 8/30/06