Davidson County DEEDWARR
Recvd: 04/12/04 14:39 2 pgs
Fees:13.00 Taxes:109.15

20040412-0041005

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$29,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 2, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-19-06

(AFFIX SEAL)

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.C. Devine	OWNER	Map 133-14-A, Parcel 62.00CO
201 Brandywine Drive		
Old Hickory, Tennessee 37138		
(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, **HOLLIS E. HUGHES, II AND WIFE, JEANNE M. HUGHES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J.C. DEVINE, AN UNMARRIED PERSON** , 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. E-4 in a Horizontal Property Regime as shown on the condominium site plan of Oakcrest Condominiums, as of record in Plat Book 5200, Page 413, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hollis E. Hughes, II by Substitute Trustee's Deed of record in Instrument #20031201-0172285, Register's Office, Davidson County, Tennessee.
Jeanne M. Hughes herein joins to convey any and all rights and interests she may have, if any.
This is the same description as in previous deed of record.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Oakcrest Condominiums, as of record in Plat Book 5200, Page 413, and Master Deed of record in Book 5884, Page 960 as amended in Book 9559, Page 939 and By-Laws of record in Book 5884, Page 996, and Charter of record in Book 5860, Page 930 and Book 5885, Page 13, said Register's Office.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.
Jeanne M. Hughes and Jeanne Hughes is one and the same person.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road, E-4, Nashville, TN 37211

(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 30 day of March, 2004.

Hollis E. Hughes, II

Jeanne M. hughes

STATE OF GEORGIA Georgia
COUNTY OF Franklin

Personally appeared before me, a Notary Public in and for said County and State, the within named Hollis E. Hughes, II and wife, Jeanne M. Hughes, 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 office, this 30 day of March 2004

Commission expires: 4/19/05

NOTARY PUBLIC FRANKLIN COUNTY, GA