WARRANTY DEED

RACHEL DALLAS NOTARY PUBLIC COMMISSION EXP. Notary Public At Large 03-19-2006 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 3-19-04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 235, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toby Penner	Toby Penner	083-10-0-029.00
(NAME)	(NAME)	
412 Rudolph Avenue	412 Rudolph Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, **Dana M. Hughens and David W. Hughens, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toby Penner,** unmarried, 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. 242 and the southerly 25 feet of Lot No. 243 on the Plan of McEwen Place, as of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 242 and the southerly part of Lot No. 243 front together 45 feet on the westerly side of Rudolph Street and run back between parallel lines 135.5 feet to a dead line.

Being the same property conveyed to Dana M. Hughens and husband, David W. Hughens by deed from Marjorie Faulkner, unmarried, dated April 7, 2003 and filed for record at Instrument No. 20030409-0047509, Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. Any and all matters as shown on the plan of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 412 Rudolph Avenue, Nashville, TN 37206
(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 30th day of June, 2004.

Davidson County DEEDWARR
Recvd: 07/21/04 11:21 2pgs
Fees:13.00 Taxes:351.50
20040721-0087154

Dana M. Hughens

David W. Hughens

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dana M. Hughens and David W. Hughens the bargainer, 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 at Nashville, Tennessee this 1st day of July, 2004.

Commission expires: 3-19-06

Notary Public

RUTHERFORD COUNTY, TN
NOTARY PUBLIC AT Large
03-19-2006
COMMISSION EXP.
RACHEL DALLAS