WARRANTY DEED

BOX 50-B

RETURN TO

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28th** DAY OF **April, 2006**

Notary Public

MY COMMISSION EXPIRES: 1-26-09
(AFFIX SEAL)

WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

BOX 50-B

RETURN TO:

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
John C. Wehby and Ann Wehby	**SAME**	**132-5-78.00**
(NAME) **4303 Gray Oaks**	(NAME)	
(ADDRESS) **Nashville,TN**	(ADDRESS)	
(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, **Holly Ann Hudspeth,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John C. Wehby and Ann Wehby,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN,** DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 24 ON THE PLAN OF GLENDALE PARK, SECTION NO. 2, OF RECORD IN BOOK 1130, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HOLLY ANN HUDSPETH BY WARRANTY DEED FROM CHRISTOPHER E. CLABOUGH AND WIFE, PATRICIA J. CLABOUGH, RECORDED ON THE 8TH DAY OF MAY, 1995 IN DEED BOOK 9666, PAGE 795, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4303 Gray Oaks, Nashville, TN**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **April, 2006.**

Holly Ann Hudspeth

Holly Ann Hudspeth

Davidson County DEEDWARR
Recvd: 05/03/06 15:17 2 pgs
Fees:13.00 Taxes:1052.65

20060503-0051495

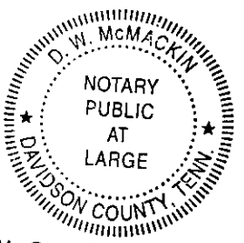
STATE OF **TN**
COUNTY OF **WILLIAMSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named JHolly Ann Hudspeth, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the day **28th** of **April, 2006**.

NOTARY PUBLIC

My commission expires:



My Commission Expires:
SEPTEMBER 30, 2006