WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2ND DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

SHELIA BRIZENDINE
STATE OF TENNESSEE
NOTARY PUBLIC
GRAHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Latrice Hughes and Robert Hall	First Horizon Home Loans	
(NAME)	(NAME)	Map 60-07
2928 Stanwyck Dr.	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	Parcel 80.00
Nashville TN 37207	#200 Irving, TX 75038	
(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, **AUDREY SERVAIS, TRUSTEE, OF THE SERVAIS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D AUG 18 1998**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LATRICE HUGHES AND ROBERT HALL**, BOTH UNMARRIED, as joint tenants with right of survivorship, 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, Tennessee, being Lot No. 50 on the Plan of Hillhurst Acres, Section 2, as of record in Book 2331, Page 70, as amended by an instrument of record in Book 2545, Page 194, both of record in the Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 172 feet on the eastelry side of Stanwyck Drive and extends back 160.5 feet on the northerly line and 279.1 feet on the southerly line to a dead line, measuring 145.5 feet thereon.

Being the same property conveyed to Milton Servais and Audrey Servais Trustees, U/A/D Aug 18 1998, by Quitclaim Deed from Milton E. Servais and wife, Audrey C. Servais, individually, of record in Book 11072, Page 311, Register's Office for Davidson County, Tennessee. The said Milton Servais died August 28, 2005, with all rights passing to Audrey Servais as authorized Trustee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2928 Stanwyck Drive, Nashville, TN 37207

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.

Davidson County DEEDWARR
Recvd: 05/05/06 14:01 2 pgs
Fees:13.00 Taxes:503.20
20060505-0052659

Witness my hand this 2nd day of May, 2006.

SERVAIS JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D AUG 18 1998

BY: AUDREY SERVAIS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Brenda S. Lane, the undersigned notary public, Audrey Servais, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of Servais Joint Revocable Living Trust Agreement U/A/D Aug 18 1998, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

Witness my hand and official seal at Nashville, Tennessee on this 2nd day of May, 2006.

Commission expires:

Notary Public

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE Exp. 5/23/06 DAVIDSON COUNTY TENN.