FILE BOX 19B
06-05-035-D

File No. 260501060

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXX~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 23, 2007~~ 3/31/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/06 11:22 2 pgs
Fees:13.00 Taxes:424.02

20060606-0066702

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sergey Avakov	NEW OWNER	Map 096-14-0 Parcel 138.00
(NAME)	(NAME)	
912 Allen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I, **William J. Hudson, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergey Avakov and wife, Valarie Avakov,** 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 all of Lot No. 23, on the Plan of Happy Acres, as shown by plat appearing of record in Plat Book 2331, Page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William D. Hudson, unmarried by Warranty Deed dated August 19, 1997 of record in Book 10577, Page 475, Register's Office for Davidson County, Tennessee. Said property further conveyed to William J. Hudson, as devisee under the Last Will and Testament of William D. Hudson, Jr. filed of Record in Will Book 218, page 671, Probate Court, Davidson County, Tennessee

This property Subject to any and all matters shown on the plan of record in Plat Book 2331, Page 63; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Deana Hudson, spouse of William J Hudson, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he/she may have in said property, including but not limited to the marital interest.

William D Hudson and William D Hudson Jr., being one and the same person.

unimproved ☐

This is improved ☒ property, known as 912 Allen Road, Nashville, TN 37214
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 31st day of May, 2006.

William J. Hudson

Deana Hudson

STATE OF TENNESSEE

COUNTY OF WILSON

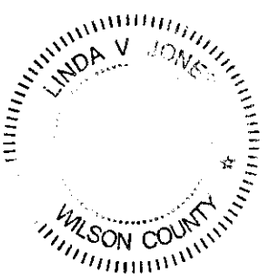
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William J. Hudson and Deana Hudson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of May, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)



File Number: 260501060

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122