Box 19-A

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,500.00

Brenda Jane
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2006.

Jai Kehew
Notary Public

MY COMMISSION EXPIRES: 9-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda J. Hughes	Amanda J. Hughes	141-7B-63CO
(NAME)	(NAME)	
317 Roslyn Court	317 Roslyn Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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,

Diana E. Hudson and husband, Scott C. Hudson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda J. Hughes,

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. 98, on the Plan of First Revision of Somerset Farms, Section Three, as of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Diana E. Hudson and husband, Scott C. Hudson by Deed from Joyce M. Friz and Edward A. Friz, II, both unmarried, dated April 8, 2004 of record in Instrument No. 20040414-0042079 Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 317 Roslyn Court, Nashville, TN 37221
(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 20th day of June, 2006.

Davidson County DEEDWARR
Recvd: 06/27/06 12:17 2 pgs
Fees:13.00 Taxes:738.15
20060627-0076707

Diana E. Hudson

Scott C. Hudson

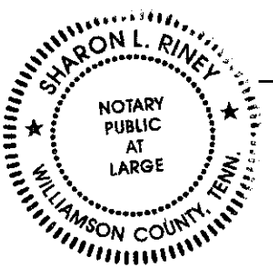
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby certify that on this 20th day of June, 2006, before me, a Notary Public in and for the State and County aforesaid, personally appeared Diana E. Hudson and husband, Scott C. Hudson, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of June, 2006.

Commission expires: 5-27-07



Sharon L. Riney

Notary Public