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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/25/06 10:08 2 pgs
Fees:13.00 Taxes:166.50
20060725-0089294



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-28-08
(AFFIX SEAL)

Mail: **THIS INSTRUMENT WAS PREPARED BY**
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve R. Nichols	Same as new owner	MAP 081-02-0/ PARCEL 171.00
(NAME)	(NAME)	
987 Blue Jay Way		
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(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, **Scott Hudgens, a married person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve R. Nichols, a married person**, 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. 144 on the Plan of Buena Vista Heights, of record in Book 161, page 19, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 50feet on the east side of Dudley Avenue, now 24th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott Hudgens, a married person, by warranty deed of Michael E. Collier of record in Instrument No. 20060524-0061025, Register's Office of Davidson County, Tennessee.

This property is not nor has it ever been the Grantor's principal residence.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said Taxes have been prorated as of the date of this instrument with Grantors paying said prorata portion thereof to Grantees who will be responsible for payment of said taxes when due and payable. (2) Subject to the Plan of Buena Vista Heights, of record in Book 161, page 19, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2312 A & B 24th Avenue North, Nashville, TN 37208
(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 my hand this 21st day of July, 2006.

Scott Hudgens

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Scott Hudgens, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of July, 2006.

Commission expires:

6-14-08

Notary Public

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 14, 2008