Davidson County DEEDWARR
Recvd: 10/03/06 10:25 2 pgs
Fees:13.00 Taxes:876.53

20061003-0122218

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1577**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Clarence R Hudgens and wife, Bualate Golf Cronk, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Reed Montaldo West, Joined by his wife Kelly Dawn West ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Being Land in Davidson County, Tennessee, Being Lot No. 261 on the Plan of Oak Highlands, Phase Three, First Revision, a Planned Unit Development of record in Instrument Number 20020122-0008284, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Clarence R. Hudgens by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, recorded as Instrument No. 20040105-0001272 and the same property conveyed to Yazdian Construction, Inc., a Tennessee Corporation by Deed from Pine Oaks properties Two, G.P., a Tennessee General Partnership of record in Instrument No. 20030911-0133641, Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Bualate Golf Cronk joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

Parcel ID # **Map 173, Group 4A, Parcel 261CO**
☒ Improved OR
☐ Unimproved property located at: **5409 Oak Chase Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **29th** day of **September, 2006.**

Cla R Hud
Clarence R Hudgens

Bualath Hudgens
Bualate Golf Cronk

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Clarence R Hudgens and Bualate Golf Cronk** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **29th** day of **September, 2006.**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 21, 2008

Notary Public

My Commission Expires:

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$236,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **29th** day of **September, 2006.**



Notary Public

My Commission Expires:

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Owner's Name: **Reed Montaldo West and Kelly Dawn West**

and Address: **5409 Oak Chase Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Horizon Home Loan Corporation
D/B/A First T Home Loans
103 Continental Place, Suite 300
Brentwood, TN 37027