File No. 261000824

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/06 10:25 2 pgs
Fees:13.00 Taxes:481.00
20061030-0134069

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Michelle L. Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008

(AFFIX SEAL)

KELLY TURNER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 22, 2010

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 101A

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
117 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer E. Martin	SunTrust Mortgage, Inc.	086-09-0 008
(NAME) 3348 Lakeside Place	(NAME) 201 4th Avenue North 7th Floor	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joan M. Hughes, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer E. Martin, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 63B, on the Plan of Lakeside Woods Estates, Section Two, Zone Lot Division of Lots 12, 57, 63 and 82, of record in Plat Book 6900, Page 244 amending Book 6200, Page 461, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan M. Hughes by Cash Deed dated December 1, 1992 of record in Book 8805, Page 655, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
All matters shown on the plan of record in Book 6200, Page 461 and amended in Book 6900, Page 244; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable.

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.

unimproved ☐

This is improved ☒ property, known as 3348 Lakeside Place, Hermitage, TN 37076
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 27th day of October, 2006.

Joan M. Hughes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joan M. Hughes the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of October, 2006.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

File Number: 261000824

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066