WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY EXP. 11/24/07 PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian W. Holmes	Countrywide Home Loans	Map 155-16-A
(NAME) 700 Trace Glen Court	(NAME) 801 Crescent Centre Drive	Parcel 288
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin, TN 37067	
(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, **MICHAEL SCOTT HUGHES AND WIFE, DONNA HOUSTON HUGHES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN W. HOLMES AND WIFE, KELLY S. HOLMES,** 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. 241 on the Plan of Traceside, Section 10, Revision 1, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Scott Hughes and wife, Donna Houston Hughes, by deed from Centex Homes, a Nevada General Partnership, of record in Instrument #20001101-0108498, said Register's Office. Further conveyed to Michael Scott Hughes and Donna Houston Hughes as tenants in common by Quitclaim Deed of record in instrument #20061208-0151891, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 827, said Register's Office; (c) Bylaws of record in Book 9668, page 899, said Register's Office; and (d) restrictive covenants of record in Book 9236, page 504, Book 9435, page 493, Book 9677, page 675, Instrument #20020111-0004996 and Instrument #20020116-0006610, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5008 Traceway Drive, Nashville, Tennessee 37221
A/K/A 700 Trace Glen Court, Nashville, Tennessee 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.

Davidson County DEEDWARR
Recvd: 03/01/07 11:00 2 pgs
Fees:13.00 Taxes:1461.50
20070301-0025331

Witness our hands this 28th day of February, 2007.

Michael Scott Hughes

Donna Houston Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Scott Hughes and Donna Houston Hughes, the bargainor, 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 and official seal at Nashville, Tennessee this 28th day of February, 2007.

Commission expires:

Notary Public

