# WARRANTY DEED

File Box 9B
First Title & Escrow Co., Inc.
#26347

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 23, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Larson Douglas Hudson** | **SAME** | **117-10-20** |
| (NAME) | (NAME) | |
| **2304 Valley Brook Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37215** | | |
| (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 L. Gorney and wife, Susan K. Gorney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larson D. Hudson, unmarried**, 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. 6 of Block No. 4 on the Plan of Woodmont Estates, of record in Book 974, page 29, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a concrete corner post, same being the northeast corner of this tract; thence South 19 degrees East, 336.5 feet to a stake in the north margin of Valley Brook Road; thence westwardly with said road, 198.8 feet to a stake; thence North 25 degrees 30 minutes West, 91.8 feet to a stake; thance North 20 degrees East, 119.7 feet to a stake; thence North 23 degrees East, 191.4 feet to the point of beginning.

Being the same property conveyed to Michael L. Gorney and wife, Susan K. Gorney by deed from Joan Evelyn Ban and husband, Thomas A. Ban of record in Book 9371, page 216 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: The Plan of Record in Book 974, page 29 and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2304 Valley Brook Road, Nashville, TN 37215**

(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 30th day of April, 2007.

Michael L. Gorney

Susan K. Gorney

Davidson County DEEDWARR
Recvd: 05/04/07 14:21 2 pgs
Fees:13.00 Taxes:4070.00

20070504-0053952

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 L. Gorney and wife, Susan K. Gorney, the bargainors, 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 30TH DAY OF APRIL, 2007.

Commission expires: 7/21/07

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007