Davidson County DEEDWARR
Recvd: 05/31/07 11:18 2 pgs
Fees:13.00 Taxes:712.25

20070531-0064620

File No. 270401098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson DOC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2008~~ DOC

(AFFIX SEAL) 4/30/2010

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 30, 2010

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danelle J. Hughes	Franklin American Mortgage	Map 173-11-0A
(NAME)	(NAME)	Parcel 030.00 CO
2117 Blake Drive	501 Corporate Centre Drive #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin TN 37067	
(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jeremy H. Echols and spouse Emily R. Echols,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danelle J. Hughes, unmarried,** HEREINAFTER CALLED THE GRANTEE HER 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 all of Lot No. 95, on the Plan of Section One Stanford Village Subdivision, as shown by plat appearing of record in Instrument Nos. 20000204-0012060 and 20000204-0012061, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeremy H. Echols and spouse Emily R. Echols by Warranty Deed dated January 21, 2005 of record in Instrument No. 20050124-0008404 Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 real property taxes and every year thereafter; HOA Charter of record in Instrument No. 200103190026310; Quitclaim Deed to HOA for common area filed of record in Instrument No. 20040422-0045791; By-Laws of record in Instrument No. 20000217-0016311; Restrictions of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, and in Instrument No. 20000301-0020280; Right of way easement to Gulf Interstate Gas Company of record in Book 2590, page 545, and partial release of right of way easement of record in Book 11208, page 14; Flood plain agreement of record in Book 11493, page 254; Right-of-way Easement to Columbia Gulf Transmission Company of record in Book 4218, page 425, and in Book 4229, page 43; Sewer and Storm Drainage Easement of record in Book 9466, page 794; Right-of-way Easement of record in book 112163, page 503; Ingress/Egress Easement of record in Book 11263, page 506, and in Book 11263, page 521; Utility line easement of record in Instrument No. 20010329-0030191; Subject to any and all matters on plat of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061; all in the Register's Office for Davidson County, Tennessee.

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 2117 Blake Drive, Antioch, TN 37013
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 22nd day of May, 2007.

Jeremy H. Echols

Emily R. Echols

STATE OF TENNESSEE

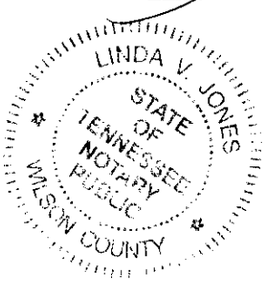
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jeremy H. Echols and Emily R. Echols, 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 at office this 22nd day of May, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public



(seal)

File Number: 270401098

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122