File No. 270601109

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Jacqueline Brownlow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2007.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/13/07 11:43 2 pgs
Fees:13.00 Taxes:555.00
20070713-0083618

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Brownlow	Bank of America, N.A.	041-07-0-051.00
(NAME) 1200 Bell Grimes Lane	(NAME) P. O. Box 45140	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Jacksonville, FL 32232-5140	
(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, **WE, Lonnie A. Hudson, a married man and Wife, Dorothy Hudson**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Brownlow and William Coleman Jr., both unmarried**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 12th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of The Division of the K. J. Morris Lands, as of record in Book 57, Page 49, Register's Office for said County, and being parts of Lot Nos. 44 and 45 on the Plan of Hickory Acres Subdivision, Section I, not of record, described together according to a survey made by John Kohl & Company, P.C., Registered Land Surveyor No. 100, August 11, 1988, as follows:

BEGINNING on the northerly margin of Bell Lane, said point being 2,217.23 feet west of the westerly margin of Stat Highway No. 11; thence with the northerly margin of said Bell Lane North 86 degrees 14' West 134.5 feet to a point which is 79.87 feet east of the southwest corner of said Lot No. 45; thence northwardly 148.5 feet to the original lot line between said Lot Nos. 44 and 45, and continuing in the same direction 58 feet, in all 206.5 feet, to a point, being 80 feet east of the westerly line of said Lot No. 44; thence north 89 deg. 15' east 134 feet to a point; thence south 00 deg. 45' east 58 feet to the original lot line between said Lot Nos. 44 and 45 and continuing in the same direction 159.07 feet, in all 217.07 feet, to the beginning.

Being the same property conveyed to Lonnie A. Hudson by Quitclaim deed from Charlene M. Hudson of record in Deed Book 8869, page 874 and filed for record on February 22, 1993, Register's Office for said County.

The said Lonnie A. Hudson having re-married is joined in this conveyance by his Wife, Dorothy Hudson to convey any and all interest she may have in said property.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1200 Bell Grimes Lane, Nashville, TN 37207

(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), THEIR 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), 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 my/our hands this 10th day of July, 2007.

Lonnie A. Hudson

Dorothy Hudson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lonnie A. Hudson, a married man and Wife, Dorothy Hudson 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 10th day of July, 2007.

Commission expires: April 7 2009

Notary Public

File Number: 270601109

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.