RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 10:15 2 pgs
Fees:13.00 Taxes:592.00
20071130-0138884

KIEL BOSCHELE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: December 12, 2010

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald L. Hudgins	Same as new owner	
(NAME)	(NAME)	
2829 Louise Russell Drive		Map 150-06-0
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		Parcel 251.00
(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, **DAVID R. JENNER, A MARRIED MAN and CHARLES W. DEVIER, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **REGINALD L. HUDGINS**, 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. 33 on the Plan of Priest Meadows, an Addition Section 2 as of record in Plat Book 8250, Page 200, said Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to David R. Jenner and Charles W. Devier by Special Warranty Deed from The Bank of New York Trust Company NA, as Successor to JP Morgan Chase Bank NA, as Trustee, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, Grantor, by its duly authorized attorney in fact Homecomings Financial, dated July 15, 2007, of record October 17, 2007, in Instrument No. 20071017-0123111, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2829 Louise Russell Drive, Antioch, TN 37013

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 20th day of November, 2007.

David R. Jenner

Charles W. Devier by David R. Jenner, his attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David R. Jenner, a married man, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee on this 20th day of November, 2007.

My Commission expires:

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, **David R. Jenner,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Charles W. Devier**, and who acknowledged that he/she executed the same as the free act and deed of **Charels W. Devier.**

In witness whereof, **David R. Jenner** as attorney-in-fact for **Charles W. Devier,** pursuant to Power of Attorney recorded in Instrument No. 20071130-0138883, Register's Office for Davidson County, Tennessee, does hereby authorize and sign on behalf of **Charles W. Devier,** this 20th day of November, 2007.

Witness my hand and official seal at Franklin, Tennessee this 20th day of November, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires April 20, 2010

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013