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Davidson County DEEDWARR
Recvd: 11/26/08 13:09 2 pgs
Fees:13.00 Taxes:388.50
20081126-0115873

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$105,000.00**

Amanda K. Middagh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda K. Middagh	Phillips Mortgage Planning	**147-16-A-39 CO**
(NAME)	(NAME)	
139 McMurray Circle	143 Barfield Crescent Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesforo, TN 37128	
(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, **Kerri E. Nichols now known as Kerri E. Hudson and husband Adam Hudson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda K. Middagh, and Ryan Patrick Middagh, wife and husband,** 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. 39, McMurray Court, located on McMurray Drive, Nashville, Tennessee, of record in Book 6250, page 230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kerri E. Nichols, an unmarried woman, by Warranty Deed from Cornerstone Home Properties, LLC dated September 21, 2004 and filed for record in Instrument No. 20040929-0116970 in the Register's Office for Davidson County, Tennessee. The said Kerri E. Nichols has since married and is now known as Kerri E. Hudson. Adam Hudson joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Kerri E. Hudson f/k/a Kerri E. Nichols

unimproved ☐
This is improved ☒ property, known as **139 McMurray Circle, Nashville, TN 37211**
(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 my hand this **26th day of November, 2008**.

Kerri E. Nichols / Kerri E. Hudson

Kerri E. Nichols n/k/a Kerri E. Hudson

Adam M. Hudson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Kerri E. Hudson (f/k/a Kerri E. Nichols) and Adam Hudson, wife and husband with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of November, 2008.

Commission expires: May 23, 2009

I. Dyke Tatum Notary Public

