Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

1804 Ste 201
37027
615-377-3319



MY COMMISSION EXPIRES:
MARCH 14, 2009
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,000.00

Affiant

Subscribed and sworn to before me, this 9th day of March, 2009.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Hoskins **Ashley Hoskins**	**Mortgage Investors Group**	**Map\Parcel: 161-10-0-B-038.00CO**
5105 English Village Drive	**8320 East Walker Springs Lane**	
Nashville, TN 37211	**Knoxville, TN 37923**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Derek Doughty and B.J. Doughty, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Hoskins and Ashley Hoskins, husband and wife

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. 229, Second Revision, Phase Six on the Plan of Villages of Brentwood, as of record in Plat Book 6900, Page 316, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to B.J. Eslinger and Derek Doughty, both unmarried by Warranty Deed from Eric Jon Meracle and wife, Tina Denise Meracle, dated June 12, 1998, of record in Book 10988, Page 98, Register's Office for Davidson County, Tennessee. B.J. Eslinger having since married and is now known as B.J. Doughty.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 316, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6143, Page 11 amended in Book 6398, Page 495, Book 7582, Page 816, Book 6852, Page 497, Book 7207, page 251, and Book 8507, Page 831, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Book 9718, Page 624, Book 7397, Page 382 and Book 7397, Page 384, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6730, Page 508, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6158, Page 3532 and Book 7599, Page 914, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.

BILL GARRETT, Davidson County
Trans:T20090019455 DEEDWARR
Recvd: 03/24/09 14:11 2 pgs
Fees:13.00 Taxes:699.30
20090324-0026519

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5105 English Village Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 9th day of March, 2009.

Derek Doughty

B.J. Doughty

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Derek Doughty and B.J. Doughty , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2009.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09265-CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027