WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090037214 DEEDWARR
Recvd: 06/04/09 11:56 2 pgs
Fees: 13.00 Taxes: 481.00
20090604-0051751

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.19.2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucio R. Sanchez	NEW OWNER	
(NAME)	(NAME)	
38 Benzing Road	SAME	162-8-48
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **RAYMOND HUDGENS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCIO R. SANCHEZ, AN UNMARRIED MAN,** 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. 53 on the Plan of Antioch Park, Section I, as of record in Book 3600, page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond Hudgens and wife, Ann Hudgens by deed from Charles F. Ford and wife, Mattie H. Ford, of record in Book 4249, page 56, Register's Office for Davidson County, Tennessee. The said Ann Hudgens having since died on October 10, 2008. Raymond Hudgens is also known as Raymond D. Hudgens.

This conveyance is subject to (a) 2009 real property taxes; (b) Subject to all matters as set forth on the Plan of record in Book 3600, page 96; (c) Restrictive covenants of record in Book 3681, page 744, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 38 Benzing Road, 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 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 28th day of May, 2009.

Raymond Hudgens

Raymond Hudgens

By: Teresa Herndon

Teresa Herndon, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of May, 2009, before me personally appeared Teresa Herndon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Raymond Hudgens, and who acknowledged that she executed the same as the free act and deed of Raymond Hudgens.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013