AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
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Nashville, TN 37215

BILL GARRETT, Davidson County
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20090708-0063849

WARRANTY DEED

LAURA B RININGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00
Nicholas Greco
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JUNE, 2009
Notary Public
MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1000 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Neergaard	SAME	131-5-B-106 CO
(NAME)	(NAME)	
106 Summit Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Julie Hudson, married, formerly known as Julie A. Hunt, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura Neergaard**, 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 Apartment Unit No. 106 of FOUR SEASONS CONDOMINIUM created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, page 349, and amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to C. David Hunt and Julie A. Hunt by Warranty Deed from Four Seasons Associates, Inc. a Tennessee Corporation dated January 29, 1987 and recorded in Book 7120, page 957, Register's Office for Davidson County, Tennessee. Claude David Hunt having since died February 5, 2004. Julie A. Hunt now known as Julie A. Hunt.
Kye Hudson, spouse of Julie H. Hudson, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

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 106 Summit Ridge Court, Nashville, TN 37215

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, has 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 30th day of June, 2009.

Kye Hudson

Julie Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kye Hudson and Julie Hudson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2009.

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON