6

PICK-UP

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$43,101.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2010. Notary Public MY COMMISSION EXPIRES: May 6, 2013. (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100021421 DEEDWARR
Recvd: 04/12/10 10:09 2 pgs
Fees:13.00 Taxes:159.47
20100412-0027361

J. PYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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
Michael D. Hughey	**Same**	**080-08-0-292.00**
(NAME)	(NAME)	
5461 Dry Run Road,		
(ADDRESS)	(ADDRESS)	
Joelton, Tn 37080		
(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, **Eric Sox, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Hughey, and Tina D. Hughey 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit;

Being Lot No. 25 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 25 fronts 57.0 feet on the Northerly margin of Hinkle Drive and runs back between lines, 135.26 feet on its Westerly line and 135.53 feet on its Easterly line, to a line in the rear on which it measures 53.26 feet thereon.

Being the same property conveyed to Eric Sox by deed dated February 11, 2010 from Nationwide Trustee Services, Inc. Substitute Trustee of record in Instrument No. 2010224-0013927, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **3260 Hinkle Drive, Nashville, TN 37218**

(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 **7th day of April, 2010**.

Eric Sox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2010.
Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

