File No. 210080105

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100059975 DEEDWARR
Recvd: 09/23/10 11:25 2 pgs
Fees:13.00 Taxes:295.63
20100923-0075737

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim M. Hudson	Elite Home Loans	15002044900
(NAME)	(NAME)	
602 Castlegate Drive	109 Westpark Dr # 260	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, K. Mark Midgett, Trustee and Wendy C. Midgett, Trustee of The K. Mark Midgett Revocable Trust, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Kim M. Hudson, unmarried, hereinafter called the grantee(s), HER 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 all of Lot No. 153-B, on the plan of Zone Lot Division of Lots 148 thru 154, Harbor Gate Subdivision, Section Two, of record in Plat Book 6900, Page 251 amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to THE K. MARK MIDGETT REVOCABLE TRUST by Deed from K. MARK MIDGETT AND WENDY MIDGETT, dated 06/22/2010 and filed for record on 06/28/2010 in Instrument No. 20100628-0050236, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6250, Page 33, Plat Book 6900, Page 251, said Register's Office.

Restrictions of record in Book 6366, Page 494, said Register's Office.

Right of Way Agreement of record in Book 2242, Page 247, said Register's Office.

All matters set out in General Warranty Deed, including but not limited to an easement of record in Book 2875, Page 299, said Register's Office.

Partial Release as to Right of Way Agreement of record in Book 4438, Page 703, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5300, Page 909, said Register's Office.

Partial Release as to Right of Way Agreement of record in Book 5780, Page 952, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5904, Page 79, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 602 Castlegate Drive, Nashville, TN 37217

(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 2nd day of September, 2010.

K. Mark Midgett, Trustee of the K. Mark Midgett Revocable Trust, By: Mickey Manis, His Attorney in Fact

K. Mark Midgett, Trustee of the K. Mark Midgett Revocable Trust, By: Mickey Manis, His Attorney in Fact

Wendy C. Midgett, Trustee of the K. Mark Midgett Revocable Trust, By: Mickey Manis, Her Attorney in Fact

Wendy C. Midgett, Trustee of the K. Mark Midgett Revocable Trust, By: Mickey Manis, Her Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mickey Manis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20100421-0030224, Registers Office for Davidson, the **Attorney-in-Fact** of K. Mark Midgett, Trustee of the K. Mark Midgett Revocable Trust (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/2/2010.

My Commission Expires:. 9.2.2013

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Tracey Trumphour, Notary Public.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mickey Manis, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20100421-0030225 Registers Office for Davidson, the **Attorney-in-Fact** of Wendy C. Midgett, Trustee of The K. Mark Midgett Revocable Trust (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 9/2/2010.

My Commission Expires:. 9.2.2013

Tracey Trumphour, Notary Public.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

File Number: 210080105

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122