Box 13
#16278

Send Tax Statements To:
~~New Owner~~ 5th Third Mortgage
5050 Kingsley Drive
Cincinnati, OH
45263

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Anthony Eugene Hughes
720 Winchester Place
Antioch, TN 37013

Map and Parcel: 151-10-A-071 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid; and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **THOMAS WAGGONER and wife, JENNIFER WAGGONER,** has this day bargained and sold and does hereby transfer and convey unto, **ANTHONY EUGENE HUGHES, married,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 288, Villages of Long Hunter, a Planned Unit Development, Phase I, of record in Instrument No. 20010123-0006894, 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 Thomas Waggoner and wife, Jennifer Waggoner, by deed from Ole South Properties, Inc., dated April 18, 2002, appearing of record in Instrument Number 20020424-0050334, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to all matters of record in Instrument Number 20010123-0006894; Restrictions of record in Instrument Number 20010331-0056382; Home Owners Association matters of record in Instrument Number 20010531-0056383 and in Instrument Number 20010531-0056381; Easements of record in Instrument Number 20000906-0088271, and in Instrument Number 20000906-0088272, and in Book 1101, page 457, and in Book 1115, page 302, and in Book 8197, page 288, and in Book 8358, page 91, and in Book 8358, page 94, and in Book 9691, page 919, and in Book 2338, page 466, and in Book 4446, page 423; and to any and all easements and/or restrictions of record; all in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ANTHONY EUGENE HUGHES, married,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey

BILL GARRETT, Davidson County
Trans:T20110020130 DEEDWARR
Recvd: 04/06/11 10:03 2 pgs
Fees:13.00 Taxes:502.09
20110406-0026513

unencumbered, except for the lien of the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 31st day of March, 2011.

Thomas Waggoner

Thomas Waggoner

Jennifer Waggoner

Jennifer Waggoner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Thomas Waggoner and wife, Jennifer Waggoner,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 31st day of March, 2011.

RHONDA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-17-2013

Rhonda D Davis

NOTARY PUBLIC

My Commission Expires: 6-17-13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 31st day of March, 2011.

LaTrece McAdoo

NOTARY PUBLIC

My Commission Expires:

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County