WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathy A. Hughes	Franklin American Mortgage	16412000700
(NAME)	(NAME)	
1024 Pin Oak Drive	501 Corporate Centre Drive	
(ADDRESS)	# 400 (ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110026072 DEEDWARR
Recvd: 05/03/11 12:02 2 pgs
Fees:13.00 Taxes:369.63
20110503-0033792

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, LUCAS AMELUNKE AND WIFE, BRANDY AMELUNKE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CATHY A. HUGHES, HEREINAFTER CALLED THE GRANTEE, 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. 7 on the 2nd Revision Plan of Meadow Woods, Phase I, of record in Plat Book 9700, Page 519 and amended in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Lucas Amelunke by Cash Deed For Tennessee executed by Shelley Schroder, Authorized Signatore for The Secretary of Housing and Urban Development of Washington, D. C. which deed is dated June 9, 2006 and recorded as Instrument No,.20060731-0092202 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2011 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC. IF ANY, AS MAY BE SET FORTH ON THE 2ND REVISED PLAN OF MEADOW WOODS, PHASE 1, OF RECORD IN PLAT BOOK 9700, PAGE 519 AND AMENDED IN PLAT BOOK 9700, PAGE 570, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 10666, PAGE 748; BOOK 10788, PAGE 10 AND INSTRUMENT NO. 20010911-0098356, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 1024 Pin Oak Drive, 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 GRANTEE, heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 29th day of April, 2011.

LUCAS AMELUNKE

BRANDY AMELUNKE

File No.: 2011-0243
GRE TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of April, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lucas Amelunke*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

* and wife, Brandy Amelunke

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

