THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00.

Amy Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July 2011.

Notary Public

MY COMMISSION EXPIRES: May 8, 2012

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Wright	SunTrust Mortgage Inc.	MAP 142-15
7241 Willow Creek Drive	401 Commerce Street #6100	PARCEL 84.00
Nashville, TN 37221	Nashville, TN 37219	
(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, I **William F. Hudson. unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Wright, unmarried and Brian Bailey, unmarried** as joint tenants with right of suvivorship

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 Lot No. 47 on the Plan of Westward Winds Subdivision, as of record in Book 3700 page 32, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William F. Hudson and wife Virginia W. Hudson by deed from Henry Hudson and Bill W. Bowman, a partnership d/b/a Hudson and Bowman Construction Company, of record in Book 4081 page 463, Registers Office for Davidson County, Tennessee, dated November 25, 1966. The said Virginia W. Hudson having since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7241 Willow Creek Drive, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20110045578 DEEDWARR
Recvd: 07/27/11 14:50 2 pgs
Fees:13.00 Taxes:488.40
20110727-0057571

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 ____ hand( ) this the 22nd day of July, 2011.

William F. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William F. Hudson** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2011.

My Commission expires: May 8, 2012

R. V. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of July, 2011.

My Commission expires: _____

Notary Public