BILL GARRETT, Davidson County
Trans:T20110077685 DEEDWARR
Recvd: 12/08/11 10:51 2 pgs
Fees:13.00 Taxes:518.00
20111208-0095838

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Bryan Black 1605 Good Day Court Nashville, TN 376207	PrimeLending, A PlainsCapital Company 18111 Preston Road, Ste. 900 Dallas, TX 75252	041 030 A 030 00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Duane M. Hudson, married ([collectively,] the "Grantor") has bargained and sold, and hereby transfers and conveys, to Bryan Black, an unmarried man, his heirs and assigns ([collectively,] the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 65, on the Final Plat of Section One, Vantage Pointe (formerly North Forty), as shown by plat appearing of record in Instrument No. 20031017-0154221, of the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more complete detail of said lot.
>
> Being the same property conveyed to Duane M. Hudson by Warranty Deed dated 12/14/05 from Southern Home Builders, LLC, on recorded on 12/20/05 as Instrument No. 20051228-0155241, in the Register's Office of Davidson County, Tennessee.
>
> The property being conveyed herein is not the primary residence of the Grantor herein nor his spouse.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1605 Good Day Court, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

(1) Davidson County Taxes for the year 2011 and thereafter, not yet due and payable. (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF SECTION ONE, VANTAGE POINTE (FORMERLY NORTH FORTY), as recorded in Instrument No. 20031017-0154221, Register's Office of Davidson County, Tennessee. (3) Covenants, Conditions and Restrictions as set forth in Deeds recorded in Instrument No. 20031009-0150482, 20060830-0107227 and 20061002-0121913, said Register's Office. (4) Charter Recorded as Instrument No. 20060829-0106727.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives [successors] to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 5th day of December, 2011.

Duane M. Hudson

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $140,000.00.

Affiant

Sworn to and subscribed before me this 5th day of December, 2011.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
02/28/2012

STATE OF FLORIDA)

COUNTY OF Sarasota)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Duane M. Hudson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2011.

Notary Public

My Commission Expires:
12/25/2011

VICKIE L. KOZEL
Notary Public - State of Florida
My Commission Expires Dec 25, 2011
Commission # DD 718453
Bonded Through National Notary Assn.

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