# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021179 DEEDWARR
Recvd: 03/23/12 10:20 2 pgs
Fees:13.00 Taxes:1054.13
20120323-0024854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Van Edward Westbrooks** | **Ark-La -Tex Financial Services LLC** | |
| (NAME) **4964 Stillwood Drive** | (NAME) **5160 Tennyson Parkway, Suite 2000 W** | **Map 146-7** |
| (ADDRESS) **Nashville, TN 37220** | (ADDRESS) **Plano, TX 75024** | **Parcel 94.00** |
| (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, WE, **WALTER L. HUGHES AND NANCY CAROLYN HUGHES, AS TRUSTEES OF THE HUGHES TRUST** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VAN EDWARD WESTBROOKS AND WIFE, KAREN SNODDY WESTBROOKS,** 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. 153 on the Plan of Crieve Hall Estates, Section One, Revised, as of record in Plat Book 1835, pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Walter L. Hughes and Nancy Carolyn Hughes, as Trustees of the Hughes Trust, by Quitclaim Deed from Walter L. Hughes and wife, Carolyn F. Hughes, filed for record February 3, 2011 in Instrument No. 20110203-0009591, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Walter L. Hughes and Carolyn F. Hughes by deed, filed for record March 15, 1984, in Book 6249, page 743, said Register's Office.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2012 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, pages 122, 123 and 124, said Register's Office.

unimproved ☒

This is improved ☐ property, known as **4964 Stillwood Drive, Nashville, TN 37220**

(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 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 our hands this 22nd day of March, 2012.

By: _____
**Walter L Hughes, Trustee**

_____
**Nancy Carolyn Hughes, Trustee**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Walter L. Hughes and Nancy Carolyn Hughes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustees under that certain Trust Agreement for the benefit of the Hughes Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument, as trustees of said trust, for the benefit of said beneficiary.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of March, 2012.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

_____
Notary Public