WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $118,500.00.

Affiant

Subscribed and sworn to before me this 13 day of March, 2012

Notary Public
My Commission expires: 4-9-16
(Affix Seal)

JAMES A. HATCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 60-B
PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Faye M. Parker	Wells Fargo Home Mortgage	091-05-0-277.00
705 23rd Street	P.O. Box 11701	
Nashville, TN 37209	Newark, NJ 07101-4701	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dennis C. Hughes, Jr. and wife, Mia Hughes, f/k/a Mia Jones** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Faye M. Parker, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the plan of Hayes Subdivision (Final Plat) Two Lot Subdivision of Part of Lot No. 8 of West Nashville Annex, of record in Book 332, page 11, and in Instrument Number 20060127-0010753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis C. Hughes, Jr. and Mia Jones*, joint tenants with right of survivorship, by deed from Blue Ridge Homes of TN, LLC, on May 31, 2006, of record in Instrument Number 20060614-0070886, Register's Office for Davidson County, Tennessee.

Mia Jones n/k/a Mia Hughes

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 11; and in Instrument Number 20060127-0010753, Register's Office for Davidson County, Tennessee.

This is improved property known as: **705 23rd Street, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 13, 2012.

Mia Hughes By Attorney in fact

Dennis C. Hughes, Jr.

Mia Hughes

BILL CARRETT, Davidson County
Trans:T20120022081 DEEDWARR
Recvd: 03/27/12 10:10 2 pgs
Fees:13.00 Taxes:438.45
20120327-0025884

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mia Jones** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 13, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Mia Hughes with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Dennis C. Hughes, Jr. the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Dennis C. Hughes, Jr., the bargainor(s), by the said Mia Hughes, as Attorney-in-Fact.

WITNESS my hand and seal, this 13th day of March, 2012.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY