BILL GARRETT, Davidson County
Trans:T20120042021 DEEDWARR
Recvd: 06/07/12 09:39 3 pgs
Fees:18.00 Taxes:497.65
20120607-0049706

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
471 Humphreys St.
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Hughes** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to Jonathan P. Driskell, an unmarried man (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

LAND situate in the County of Davidson and state of Tennessee being described as follows:

BEGINNING at a large beach tree on the west of the county road, being the corner of J.W. Campbell's Tract, running North 28-1/2 degrees east 10 poles to a point in the middle of said road; thence, North 70 degrees East 8.66 poles; thence N 49-1/2 degrees West 6 poles; thence South 39 deg. West 8 poles; thence South 77-1/2 deg. West 8 poles; thence South 43-1/2 West 17.92 poles to a point in said county road; thence North 74-1/2 deg. West 24.24 poles to the point of beginning.

Being the same property conveyed to Michael Hughes, by Warranty Deed dated December 14, 2007, from Michael W. Thompson and wife, Mary S. Thompson, recorded December 26, 2007 in Instrument No. 20071226-0147084, Register's Office for Davidson County, Tennessee.

Elizabeth Hughes joins in this instrument in order to convey any interest she may have acquired by virtue of marriage to Michael Hughes.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Witness our hands this 22nd day of May, 2012.

Michael Hughes by Elizabeth Hughes as attorney in fact
Michael Hughes

Elizabeth Hughes

STATE OF Tennessee
COUNTY OF ~~Williamson~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, ~~Michael Hughes and wife~~ **Elizabeth Hughes** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2012.

GRANT B STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Notary Public

basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2012.

My Commission Expires:_____

_____
Notary Public

_____

STATE OF Tennessee}
COUNTY OF Davidson}

+Elizabeth Hughes for Michael Hughes as attorney-in-fact.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Hughes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of May, 2012.

My Commission Expires:_____

_____
Notary Public

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

My Commission Expires July 3, 2012

Prepared by and Return to: Smith.Sholar.Milliken.PLLC., P.O. Box 663, Gallatin, TN 37066

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$134,500.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of May, 2012.

Notary Public

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4-23-14

Map and Parcel: 024-00-0-040.00

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Jonathan P. Driskell
1651 Campbell Road
Goodlettsville, TN 37072

Tax Bill:
PHH Mortgage
1 Mortgage Way
Mount Laurel, NJ 08054

The signature of Michael K. Hughes is signed by his duly appointed Attorney-in-fact Elizabeth Hughes, pursuant to the Power of Attorney recorded in Book *, page ____, said Register's Office.

* 20120607004970S