BILL GARRETT, Davidson County
Trans:T20120042390 DEEDWARR
Recvd: 06/08/12 09:45 2 pgs
Fees:13.00 Taxes:490.25
20120608-0050164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 132,500.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2012.

Notary Public

My commission expires: 8.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PAYTON L ALLEN	**F&M BANK**	**08610012400**
212 DOCKSIDE COURT	**50 FRANKLIN STREET**	
HERMITAGE, TN 37076	**CLARKSVILLE, TN 37040**	
		FILE: ST2012-0702

FOR AND IN 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 ACKNOWLEDGE, WE,

HULSE CONSTRUCTION, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PAYTON L ALLEN, A SINGLE WOMAN

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:

Being all of Lot No. 45 on the plan of Section Three, Lakeside Woods Estates of record in Plat Book 7900, Pages 218-220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO HULSE CONSTRUCTION, INC. BY WARRANTY DEED FROM PNC BANK, NATIONAL ASSOCIATION DATED 01/04/12 AND RECORDED ON 01/17/12 IN INSTRUMENT NO. 20120117-0004431, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO PNC BANK, NATIONAL ASSOCIATION BY SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN SUAREZ SERRANO TN LLC, SUBSTITUTE TRUSTEE DATED 06/09/11 AND RECORDED ON 06/16/11 IN INSTRUMENT NO. 20110616-0046202, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DANA LABUDA, UNMARRIED BY QUITCLAIM DEED FROM GREGORY L DOUTHIT, UNMARRIED DATED 01/21/11 AND RECORDED ON 01/27/11 IN INSTRUMENT NO. 20110127-0007466, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO DANA LABUDA, UNMARRIED AND GREGORY L DOUTHIT, UNMARRIED BY QUITCLAIM DEED FROM DANA LABUDA DATED 08/27/10 AND RECORDED ON 09/03/10 IN INSTRUMENT NO. 20100903-0070276, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 7900, Page 218-220, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 212 DOCKSIDE COURT, HERMITAGE, TN 37076.

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 in 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 my/our hand(s) this 6th day of June, 2012.

Hulse Construction Inc.
By Brian M. Hulse member
HULSE CONSTRUCTION INC
BY: BRIAN M. HULSE, MEMEBER

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, BRIAN M. HULSE, MEMBER OF HULSE CONSTRUCTION INC, the within named Grantors, 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, at office, this 6th day of June, 2012.

Anna E R

Notary Public

My Commission Expires: 9.16.14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County