WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9128

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Hughes	John W. Hughes	172090A14900CO
(NAME)	(NAME)	
817 Banbury Way	817 Banbury Way	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120050886 DEEDWARR
Recvd: 07/11/12 09:59 2 pgs
Fees:13.00 Taxes:1017.50
20120711-0060747

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jonathan E. Nettles and wife, Debra Lynn Nettles**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John W. Hughes and Perry S. Hughes, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 147 on the Plan of Section Four Banbury Crossing (A Planned Unit Development) of record in Instrument No. 20000114-0004987, Instrument No. 20000114-0004988, Instrument No. 20000114-0004989 and Instrument No. 20040121-0008062, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan E. Nettles and wife, Debra Lynn Nettles by Warranty Deed from Yong An, unmarried dated June 30, 2004 of record in Instrument No. 20040729-0090677, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
All matters on the Plan of record in Instrument No. 20000114-0004988, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10369, Page 48; Instrument No. 20030728-0105031; Instrument No. 20010523-0053234 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 817 Banbury Way, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of July, 2012.

Jonathan E. Nettles

Debra Lynn Nettles

State of Tennessee
County of Williamson

Personally appeared before me Jonathan E. Nettles and Debra Lynn Nettles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2012.

Notary Public
My Commission Expires: 11/10/13

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Brentwood, TN 37027

