WARRANTY DEED

R-FSBO-12-515

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00 .

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
515 Southgate, LLC	515 Southgate, LLC	
4516 Shys Hill Road (ADDRESS)	4516 Shys Hill Road (NAME) (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	105-11-0-190.00

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 HARVATHA HUGHES AND WIFE, SHERRON D. HUGHES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 515 SOUTHGATE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF A TRACT MARKED NEAL LAND, AS SHOWN ON THE PLAN OF SOPHIA M. NEAL PROPERTY OF RECORD IN PLAT BOOK 1130, PAGE 4, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF SOUTHGATE AVENUE, AT THE NORTHEAST CORNER OF LOT NO. 19 ON SAID NEAL PLAN; THENCE WITH THE EASTERLY LINE OF LOTS 19, 18, 17 AND 16 SOUTHERLY 200 FEET TO A POINT; THENCE EASTERLY PARALLEL TO SOUTHGATE AVENUE 100 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINES OF LOTS NOS. 16, 17, 18 AND 19 200 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SOUTHGATE AVENUE; THENCE WITH THE MARGIN OF SAME WESTERLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HARVATHA HUGHES AND WIFE, SHERRON D. HUGHES BY WARRANTY DEED FROM MID-STATE LENDERS, INC., A TENNESSEE CORPORATION OF RECORD AT INSTRUMENT NO. 20100511-0036017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 7, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 4, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 515 Southgate Avenue, Nashville, Tennessee 37203
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120066340 DEEDWARR
Recvd: 09/05/12 09:16 2 pgs
Fees:13.00 Taxes:638.25
20120905-0080003

Witness my/our hand(s) this 29th day of August, 2012.

Harvatha Hughes

Sherron D. Hughes

STATE OF Tennessee
COUNTY OF Davidson

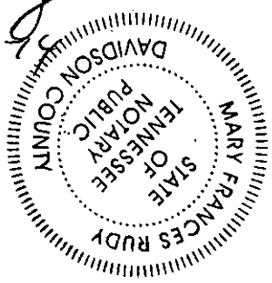
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harvatha Hughes and Sherron D. Hughes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 29th day of August, 2012.

Notary Public

My Commission Expires: 5-2015

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903