THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$245,000.00~~ $239,000 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2012. Notary Public MY COMMISSION EXPIRES: 5/8/16 (AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5/8/16

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stuart Furbee	New Owner	MAP
7850 Ridgewood Road		PARCEL
Goodlettsville, TN 37072		009.00-0-207.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Wesley Hudson and wife, Marcella D. Hudson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stuart Furbee and Karen Furbee, husband and wife,** 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:

Land in the First Councilmatic District of Davidson County, Tennessee, described according to an unrecorded survey by Tommy E. Walker, R. L. S.(P.O.Box 495; Ridgetop,TN 37152) on August 22,1994, as follows:

Beginning at an iron pin, said pin being located North 46 degrees 02 minutes 23 seconds East 393.67 feet from the most Westerly corner of Barry & Carter's original corner in the northeasterly margin of Ridgewood Road; thence with a curve to the left (I = 4 degrees 06 minutes 12 seconds; R = 1396.33 feet; LC 110.88; CB = North 26 degrees 40 minutes 25 seconds East) for an arc distance of 110.91 feet to a point; thence North 24 degrees 24 minutes 00 seconds East 204,.00 feet to a point; thence South 67 degrees 25 minutes 55 seconds East 669.84 feet to an 18 inch beech tree in a hollow ; thence South 48 degrees 15 minutes 00 seconds West 229.00 feet to a hickory tree; thence South 46 degrees 30 minutes 00 seconds West 238.50 feet to a beech tree; thence North 54 degrees 45 minutes 00 seconds West 500.52 feet to the point of beginning, containing 5.013 acres, more or less.

Being the same property conveyed to Wesley Hudson and wife. Marcella D. Hudson by deed recorded as instrument 20031103-0161007, said Register's Office

This conveyance is made subject to an Agreement for Roadways and Easements in Book 9767,page 31, said Register's Office.

This conveyance is made together with the 50-foot ingress/egress easement in Book 9746,page 441, said Register's Office. easement

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7850 Ridgewood Road, Goodlettsville, TN 37072.**

BILL GARRETT, Davidson County
Trans:T20120079765 DEEDWARR
Recvd: 10/19/12 15:06 2 pgs
Fees:13.00 Taxes:884.30
20121019-0096218

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 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 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 our hands this the 18th day of September, 2012.

Wesley Hudson

Marcella D. Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wesley Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2012.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marcella D. Hudson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of September, 2012.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO. TN