BILL GARRETT, Davidson County
Trans:T20120091434 DEEDWARR
Recvd: 11/30/12 15:20 2 pgs
Fees:13.00 Taxes:185.00
20121130-0110211

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
17th Floor, Regions Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me, this 26th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: January 6, 2015

Address New Owners as Follows:
Julian W. Tune
215 Brook Hollow
Nashville, TN 37205

Send Tax Bills To:
SAME

Map-Parcel Number:
M/P # 09109020200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

NANCY S. HUDGINS ("Grantor"), an unmarried person, does hereby bargain, sell, transfer and convey unto **Julian W. Tune** (collectively "Grantee") his successors and assigns, real property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 9 of Block "C" on the Map of Crolywood Subdivision, Section Two, of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the southerly side of Alamo Place and runs back between lines 150.7 feet on the west line and 150.4 feet on the east line, to a dead line, in the rear, measuring 60 feet thereon.

Being the same property conveyed to Peggy Ann Kelley, unmarried, from John N. Kelley, unmarried, by deed dated June 6, 1999 of record in Book 11518, page 519, Register's Office for Davidson County, Tennessee. The said Peggy Ann Kelley having died June 18, 2011, leaving NANCY S. HUDGINS as her sole heir at law. See Seventh Circuit Probate Division, Petition for Appointment of Administrator, IIP-1159, and quitclaim deed to Nancy S. Hudgins

recorded as Instrument No. 20120627-0056197 , Register's Office for Davidson County, Tennessee.

This is improved property known as 6360 Alamo Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

AND **NANCY S. HUDGINS** does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee.

AND **NANCY S. HUDGINS** does further covenant and bind herself, her heirs, representatives and assigns to warrant and forever defend the title to said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 20th day of ~~April~~ November, 2012.

NANCY S. HUDGINS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **NANCY S. HUDGINS** with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day November.

Notary Public

My Commission Expires: January 6, 2015.

KRISTA R. DALIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2015