RECORD AND RETURN TO:
Harpeth Escrow, LLC
117 Two Mile Pike
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20130003528 DEEDWARR
Recvd: 01/14/13 10:42 2 pgs
Fees:13.00 Taxes:107.30
20130114-0004160

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 29,000.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2012.

Notary Public

My commission expires

PAMELA B. MATHENEY
NOTARY PUBLIC
AT LARGE
STATE OF TENNESSEE
Pamela B Matheney
Notary Public
My Commission Expires
September 20, 2016
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
131 SAUNDERSVILLE ROAD
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARK STEPHAN HUGHES	**MARK STEPHAN HUGHES**	**06002029600**
380 EWING DRIVE	**P.O. BOX 70245**	
NASHVILLE, TN 37207	**NASHVILLE, TN 37207**	

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,

G MARSHALL CRANFORD and CHRISTY C HAMILTON, CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

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

MARK STEPHEN HUGHES, UNMARRIED

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:

Beginning at a point in the southerly margin of Ewing Drive, said point being 413.5 feet from the easterly right- of-way of Brick Church Pike and being south 88 deg. 24 min. east 238.5 feet from a concrete monument marking the northwest corner of the property conveyed to Tom P. Jackson and Roy S. Jackson as recorded in Deed Book 1977, page 107, Register's Office, Davidson County, Tennessee, thence south 00 deg. 05 min east 281.75 feet, thence north 88 deg. 24 min. west 79.50 feet thence north 00 deg. 05 min. west 281.75 feet thence with the margin of Ewing Drive south 88 deg. 24 min east 79.50 feet to the beginning containing 0.51 acres, more or less.

BEING THE SAME PROPERTY CONVEYED TO G MARSHALL CRANFORD AND CHRISTY C HAMILTON, CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST BY CO-PERSONAL REPRENSENTATIVES' QUITCLAIM DEED FROM G MARSHALL CRANFORD AND CHRISTY C HAMILTON, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANCES J CRANFORD DATED 09/18/07 AND RECORDED ON 09/24/07 IN INSTRUMENT NO. 20070924-0113953, SAID REIGSTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 380 EWING DRIVE, NASHVILLE, TN 37207.

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 31st day of December, 2012.

G. Marshall Cranford, co-Trustee

G MARSHALL CRANFORD, CO-TRUSTEE OF
THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

Christy C. Hamilton, Co-Trustee

CHRISTY C HAMILTON, CO-TRUSTEE OF
THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, G MARSHALL CRANFORD and CHRISTY C HAMILTON AS CO-TRUSTEES OF THE G MARSHALL CRANFORD QUALIFIED MARITAL TRUST, 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 31st day of December, 2012.

Lura Brady

Notary Public

My Commission Expires: 7-30-14