BILL GARRETT, Davidson County
Trans:T20130010417 DEEDWARR
Recvd: 02/06/13 15:40 2 pgs
Fees:13.00 Taxes:296.00

20130206-0012531

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TN
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2013.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

06-1301-74999

Address of New Owner:	Send Tax Bills to:	Tax Information
David Clarke	MAGNA BANK	064-13-0-B-073.00
502 Laurel Hill Drive	6525 QUAIL HOLLOW RD.	
Old Hickory TN 37138	MEMPHIS TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherry Lynn Hudson, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Clarke, hereinafter called the Grantees, their successors and 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 Unit No. 502, on the Plan of Laurel Hill Courtyard Homes, as established by the Master Deed for Laurel Hill Courtyard Homes, of record in Book 7466, Page 438, as amended in Book 7717, Page 82, and as further amended in Book 8199, Page 779, and as shown on the plan of record in Book 6900, Page 573, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherry Lynn Hudson, unmarried by deed from Resolution Trust Corporation as Receiver for Meritbanc Savings Association, dated March 3, 1993, recorded March 19, 1993, of record in Book 8892, Page 128, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 502 Laurel Hill Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of January, 2013.

Sherry Lynn Hudson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sherry Lynn Hudson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 31st day of January, 2013.

Notary Public
State of Tennessee at Large

My Commission expires
12-27-15

