WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130013579 DEEDWARR
Recvd: 02/19/13 11:15 2 pgs
Fees:13.00 Taxes:921.30
20130219-0016273

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/10/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hossein Mohammadkhah	Hossein Mohammadkhah	181010A14100CO
(NAME)	(NAME)	
6736 Sugar Hill Drive	6736 Sugar Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Edward Scott Hudson and wife, Kelley Ann Hudson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hossein Mohammadkhah and wife, Tayabeh Mohammadkhah**, 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 Davidson County, Tennessee being Lot #195 on the Plan of Sugar Valley, Section 4, a Planned Unit Development of record in Instrument 20000523-0051444, Register's Office for said county, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edward Scott Hudson and wife, Kelley Ann Hudson, by Quitclaim Deed from Edward Scott Hudson, dated 8/25/2010, recorded 8/25/2010, of record in Instrument No. 20100825-0067367, in the Register's Office fro Davidson County, Tennessee.

Being also the same property conveyed to Edward Scott Hudson, by Warranty Deed from Marvin L. West, Jr. and wife, Deborah L. West, dated 2/25/2005, recorded 3/02/2005, of record in Instrument No. 20050302-0022998, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20000523-0051444; restrictions of record in Book 11069, page 14, Instrument Nos. 20000523-0051637 and 20030708-0093637; by-laws of record in Book 11069, page 24; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6736 Sugar Hill Drive, Nashville, TN 37211
(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 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 12th day of February, 2013.

Edward Scott Hudson

Kelley Ann Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Edward Scott Hudson and Kelley Ann Hudson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of February, 2013.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014