Box 14
File # 24724-8

When recorded mail to: John T. Cook, P.C.

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022493 DEEDWARR
Recvd: 03/19/13 15:42 2 pgs
Fees:13.00 Taxes:1568.80
20130319-0027339

G-FC-13-2227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rachel Van Dyke (NAME)	Metropolitan Bank (NAME)	
2227 Blair Blvd (ADDRESS)	3500 Lakeland Drive Suite 501 (ADDRESS)	**104-15-165.00**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Flowood, MS 39232 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JAY HUGHES, A SINGLE PERSON** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JASON VAN DYKE AN RACHEL VAN DYKE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 34 FEET OF LOT NO. 97 AND THE WESTERLY 16 FEET OF LOT NO. 98 ON THE PLAN OF SUNSET PARK SUBDIVISION, OF RECORD IN BOOK 332, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY PART OF LOT NO. 97 AND WESTERLY PART OF LOT NO. 98 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF BLAIR BOULEVARD AND EXTEND BACK BETWEEN PARALLEL LINES 160.5 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DELAIN DEATHERAGE HUGHES TO JAY HUGHES AS RECORDED ON THE 11TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110811-0061865 AND WARRANTY DEED FROM AIMEE JOHNS, UNMARRIED TO JAY HUGHES AND DELAIN L. DEATHERAGE AS RECORDED ON THE 19TH DAY OF JUNE, 2009 IN INSTRUMENT NO. 20090619-0057368, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 132 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2227 Blair Blvd Nashville, Tennessee 37212**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of March, 2013.

Jay Hughes

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 15th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212