WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028855 DEEDWARR
Recvd: 04/09/13 12:56 2 pgs
Fees:13.00 Taxes:473.60
20130409-0035108

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2013

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel D. Hudson, Sr.	Primary Residential Mortgage, Inc.	150070124 00
(NAME)	(NAME)	
3240 Autumn Drive	4750 W Wiley Post Way, Suite 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT, 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, WE, **George R. Archer and Cecilia Archer, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joel D. Hudson, Sr. and Jeanna Hudson, husband and wife,**, 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 No. 90 on the Plan of The Country Subdivision, Section IV, of record in Book 5200, pages 138 and 139, Register's Office for said County.

Said Lot No. 90, being a corner lot, fronts 85 feet on the northerly margin of Autumn Drive and fronts 75 feet on the westerly margin of Country Way Drive , said frontages being joined by a curve measuring 39.27 feet. The northwesterly line of said Lot No. 90 measures 110 feet and intersects with the southwesterly line which measures 100 feet thereon.

Being the same property conveyed to George R. Archer and wife, Cecilia Archer by Warranty Deed from Willie Lewis and wife, Cloreadia P. Lewis, dated March 27, 1984 of record in Book 6315, Page 821, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 3240 Autumn Drive, Antioch, TN 37013

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, has 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 **5th** day of **April, 2013**

George R. Archer

Cecilia Archer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **George R. Archer and Cecilia Archer**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **April, 2013**

Notary Public

My commission expires: 3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ 325 N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122

2672