WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130036470 DEEDWARR
Recvd: 05/02/13 11:21 2 pgs
Fees: 13.00 Taxes: 443.63
20130502-0044253

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/23/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Manuel L. Brown	Nola Lending Group, LLC	07609001500
(NAME)	(NAME)	
824 Stoner Mill Lane	830 W Causeway Approach, Suite 1100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Mandeville, LA 70471	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Deborah Lynn Cotham Hudgens and husband, Jerry Glenn Hudgens**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Manuel L. Brown and wife, Kamilah S. Lue**, hereinafter called the GRANTEE(S), their heirs and/or 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. 32 on the plan of Stoner Mill, Section One, of record in Plat Book 6900, pages 824 and 825, Register's Office for said County to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Deborah Lynn Cotham, unmarried by Deed from The Tisdale Company, a Tennessee Corporation, dated 05/18/1990 and filed for record on 05/23/1990 in Book 8114, Page 634, Register's Office for Davidson County, Tennessee.
The said Deborah Lynn Cotham having since married Jerry Glenn Hudgens and is now known as Deborah Lynn Cotham Hudgens.

All matters as set forth per Plat Book 6900, Page 824, Plat Book 6900, Page 825, said Register's Office.
Restrictions of record in Book 7733, Page 559, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 824 Stoner Mill Lane, Hermitage, TN 37076
(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/or 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/or 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 26th day of April, 2013.

Deborah Lynn Cotham Hudgens

Jerry Glenn Hudgens

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Lynn Cotham Hudgens and Jerry Glenn Hudgens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122