Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, ~~whichever is~~ greater is $169,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of May, 2013.

Notary Public
My commission expires: 6/30/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Eric Hudson 5144 Ashley Dr Nashville, TN 37211	New Owner	161-6-42

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAHIRA SADE, UNMARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC HUDSON AND WIFE, AMY HUDSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 117, Plan of Huntington Park, Section 1, as shown on plat of record in Plat Book 4175, page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sahira Sade, an unmarried woman, by deed from Shawkat Kochary and wife, Chinar A Berwari dated May 29, 2009 of record in Instrument No. 20090605-0052487, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5144 Ashley Dr, Nashville, TN 37211.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 3rd day of May, 2013.

Sahira Sade

BILL GARRETT, Davidson County
Trans:T20130038384 DEEDWARR
Recvd: 05/08/13 10:41 2 pgs
Fees:13.00 Taxes:625.30
20130508-0046424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sahira Sade, 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 and official seal this 3rd day of May, 2013.

My commission expires: 6/20/2016



Notary Public