BILL GARRETT, Davidson County
Trans: T20130040450 DEEDWARR
Recvd: 05/15/13 10:52 2 pgs
Fees: 13.00 Taxes: 295.63
20130515-0048923

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2013

Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 40 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Sircy	Adam D. Sircy	063 02 0 086.00
(NAME) 1518 Ocoee Trail	(NAME) 1518 Ocoee Trail	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, I/WE, **Dennis R. Hudgens**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Adam D. Sircy, unmarried**, 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. 135 on the Plan of Nawakwa Hills, Powwow Addition, Section 4, which is of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dennis R. Hudgens by deed from BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY NA AS SUCCESSOR JPMORGAN CHASE BANK NA AS TRUSTEE dated October 24, 2011 of record in Instrument No. 201110240082358, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY NA AS SUCCESSOR JPMORGAN CHASE BANK NA AS TRUSTEE by deed from Austin T. Bodie dated August 9, 2011 of record in Instrument No. 201108090061274, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Austin T. Bodie by deed from Penny L. Bodie dated December 13, 1991 of record in Book 8507, page 875, 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 ☒ property, known as 1518 Ocoee Trail, Madison, TN 37115

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 **7th** day of **May, 2013**

Dennis R. Hudgens

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this **7th** day of **May, 2013**

Notary Public

My commission expires:

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016