BILL GARRETT, Davidson County
Trans:T20130042900 DEEDWARR
Recvd: 05/22/13 14:25 2 pgs
Fees:13.00 Taxes:1183.63
20130522-0051875

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0398

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 DAY OF May ,2013

Notary Public
Commission Expires: 1-18-16

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CHRIS MULE

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Joseph Hubbard 4904 Monterey Drive Nashville, TN 37220	NEW OWNER	146-08-0-107.00

WARRANTY DEED

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,

Charles Raymond Wooten, III and wife, Kati McCarver Wooten

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Joseph Hubbard and Emily Uselton Hubbard, 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. 288 on the Plan of Crieve Hall Estates, Section Four, of record in Book 2133, Page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Charles Raymond Wooten, III and spouse, Kati McCarver Wooten, by Warranty Deed from Jody Stepakoff, wife and husband Scott Stepakoff, dated 7/31/12 and recorded 8/2/12 in Instrument No. 20120802-0068351; and being the same property previously conveyed to Jody Stepakoff, wife and husband Scott Stepakoff, by Warranty Deed from Jeffrey R. Horner and wife, Anna Maria Horner, dated 5/13/04 and recorded 5/17/04 in Instrument No. 20040517-0057703, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4904 Monterey Drive, Nashville, TN 37220.

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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17 day of May, 2013.

Charles Wooten

Kati Wooten

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Charles Raymond Wooten, III and Kati McCarver Wooten
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17 day of May, 2013.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)