WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Davis	Churchill Mortgage Corporation	161-11-A-11800 CO
(NAME)	(NAME)	
495 Huntington Ridge Drive	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Brien L. Hudspeth and wife, Brooke Hudspeth, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brooke Davis, an unmarried woman, 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:

Brooke E. Davis

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Huntington Ridge Townhouse, as of record in Book 4675, page 9, and revised in Book 9700, page 846, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brien L. Hudspeth, by deed of record in Instrument Number20020404-0041237 , Register's Office for Davidson County, Tennessee. Brien L. Hudspeth is now married to Brooke Hudspeth. The said Brooke Hudspeth hereby joins in this conveyance to waive any marital rights granted to a spouse by law in said property.

Subject to all matters as shown on Plan of Huntington Ridge Townhouse of record in Book 4675, page 9, and revised in Book 9700, page 846, Register's Office for Davidson County, Tennessee. Subject to matters on boundary plat of record in Book 4460, page 67, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, Instrument No. 20110331-0024865; By-Laws of record in Book 7423, Page 762 and amended in Instrument No. 20080324-0029069, Register's Office for Davidson County, Tennessee. Easement of record in Book 9732, Page 551, Book 9775, Page 308, Book 11345, Page 59, Register's Office for Davidson County, Tennessee. Charter of Huntington Ridge Townhouse Association of record in Book 4729, page 682 and Book 4890, page 84, Register's Office for Davidson County, Tennessee. Deed to Huntington Ridge Townhouse Association of record in Book 4742, page 570, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 495 Huntington Ridge Drive, Nashville, TN 37211

(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 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, 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130047673 DEEDWARR
Recvd: 06/07/13 10:38 2 pgs
Fees:13.00 Taxes:498.39

20130607-0058046

Witness my hand this 31st day of May, 2013.

Brien L. Hudspeth

Brooke Hudspeth

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brien L. Hudspeth and Brooke Hudspeth, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 31st day of May 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County