THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040220** BILL GARRETT, Davidson County Trans:T20130048614 DEEDWARR Recvd: 06/11/13 09:52 3 pgs Fees:18.00 Taxes:1942.50 20130611-0059106	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2013. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jason A Hughes and Catherine M Harris 2919 Snowden Rd Nashville TN 37204	Send Tax Bills To: Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 118-9-125.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Hornback and Kristin Duncan, joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jason A. Hughes and Catherine M. Harris, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the South part of Lot No. 9 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for said County, described as follows:

Beginning at a point in the Westerly margin of Snowden Road, 75 feet South of the common corner of Lots 8 and 9; thence Westerly 162.6 feet more or less to a point in the Easterly line of the land belonging to Jack Clay, being 75 feet South of the common corner of Lots 8 and 9, thence Southerly along the Easterly margin of the Clay Land, and along the Westerly line of Lot No. 9, 74.5 feet more or less to the North line of the Glendale Car Line right of way which is now abandoned; thence with the margin of said right of way, Easterly 121.8 feet to a point, the beginning of a curve; thence around said curve, in a Northeasterly direction 55.2 feet to a point in the Westerly margin of Snowden Road; thence with the margin of the same, Northerly 35 feet to the point of beginning.

Being the same property conveyed to Michael Hornback and Kristin Duncan, joint tenants with the right of survivorship by Warranty Deed from Charles DeBray and wife, Frances DeBray, recorded on the 8th day of May, 2007 in Instrument No. 20070508-0055438, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUTTON HILL SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 67.

This is improved property located at 2919 Snowden Rd Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2013.

Michael Hornback, by Kristin Duncan, attorney-in-fact

Kristin Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristin Duncan,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Michael Hornback,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristin Duncan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014