BILL GARRETT, Davidson County
Trans:T20130056783 DEEDWARR
Recvd: 07/03/13 12:02 2 pgs
Fees:13.00 Taxes:1091.50

20130703-0068996

WARRANTY DEED

G-VRES-13-1113

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 20, 2013

(AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Alison Yttri	New Owner	
1113 Clifton Lane	1113 Clifton Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville TN 37204	11809025500
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JASON ANDREW HUGHES AND CATHERINE MICHELLE HARRIS, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY ALISON YTTRI, UNMARRIED , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7-B, ZONE LOT DIVISION OF LOTS 2, 3, 4, 5 & 7, GRANCLIFT SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 305, 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 JASON ANDREW HUGHES BY WARRANTY DEED FROM DANKO MARTINCIC AND WIFE, DUBRAVKA MARTINCIC, RECORDED ON THE 20TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060620-0073537, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 305 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1113 Clifton Lane, Nashville, Tennessee 37204
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 28th day of June, 2013.

Jason Andrew Hughes

Catherine Michelle Harris

STATE OF Tennessee
COUNTY OF Davidson

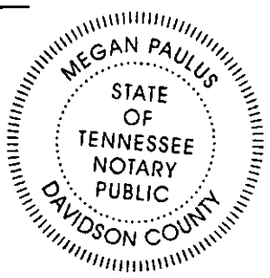
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Andrew Hughes and wife, Catherine Michelle Harris, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2013.

Notary Public

My Commission Expires: 9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903