BILL GARRETT, Davidson County
Trans:T20130068868 DEEDWARR
Recvd: 08/12/13 09:23 2 pgs
Fees:13.00 Taxes:1294.63
20130812-0084123

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$349,900.00~~.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2013.

Notary Public

My commission expires: 7-22-14
(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mark A. Miller and Erin E. Miller	Churchill Mortgage Corp.	**082-16-0-141**
810 Russell St.	1161 Old Hickory Blvd. Ste 400	
Nashville, TN 37206	Brentwood, TN 37027	

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, WE,

WILLIAM A. HUDSON AND KRISTEN M. HUDSON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARK A. MILLER AND WIFE, ERIN E. MILLER,

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(s) 68, as shown on the map entitled Plan of Barrow's Addition to Edgefield, of record as Plat Book 1, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 68 fronts 50 feet on the southerly margin of Russell Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to WILLIAM A. HUDSON AND KRISTEN M. HUDSON, HUSBAND AND WIFE, by Deed from KIRK W. BUCHANAN AND CALLIE D. BUCHANAN, HUSBAND AND WIFE, of record as Instrument No. 20020313-0031716, dated February 25, 2002, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **810 Russell St., Nashville, TN 37206**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of August, 2013.

William A. Hudson

Kristen M. Hudson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William A. Hudson and Kristen M. Hudson**, the bargainor(s) 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, at office, this **8th** day of **August, 2013.**

Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY