PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*


BOX 50-3
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027


Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52829
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Anthony P. Hughes<br>Kristin A. Hughes<br>1213 Loan Oak Road<br>Nashville, TN 37215 | Magna Bank<br>6525 Quail Hollow Road<br>Suite 300<br>Memphis, TN 37120 |

**TAX MAP-PARCEL NUMBERS:** 131070A00100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$505,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Henry R. Chassaignac and wife, Florence S. Chassaignac,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony P. Hughes and Kristin A. Hughes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hillsborough Place, Phase II & II, of record in Book 5200, Page 160, Register's Office for said County.

Said Lot No. 1 front 75.00 feet on the southerly margin of Lone Oak Road and extends back 130 feet on the westerly line and 153.87 feet on the easterly line to a dead line in the rear, measuring 118.31 feet thereon.

Being the same property conveyed to Henry R. Chassaignac and wife, Florence S. Chassaignac by deed from Janet French Jarrard, unmarried, dated September 30, 2009, recorded October 5, 2009 in Instrument No. 20091005-0092504, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 160, said Register's Office, which Plan shows a 35 foot minimum building setback line from Lone Oak Road and a 5 foot setback line from the easterly line, and 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot easement for public utility and drainage purposes across the center of said lot which adjoins a 20 foot utility and drainage easement that decreases to 10 feet along the westerly line with sewer lines and manholes lying therein. The Declaration of Covenants, Conditions and Restrictions of record in Book 5240, page 165, Book 5292, page 134, re-recorded in Book 5332, page 212, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 1213 Lone Oak Road, Nashville, Tennessee 37215**

**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, Grantee's heirs or assigns, forever.

BILL GARRETT, Davidson County
Trans:T20130074575 DEEDWARR
Recvd: 08/28/13 14:13 2 pgs
Fees:13.00 Taxes:1868.50
20130828-0090917

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26 day of August, 2013.

Henry R. Chassaignac

Florence S. Chassaignac

**State of** TENNESSEE

**County of** DAVIDSON

On this August 26, 2013, before me the undersigned authority, personally appeared Henry R. Chassaignac Florence S. Chassaignac , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

**State of** TENNESSEE

**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $505,000.00

Affiant

Sworn and subscribed before me this the 26th day of August, 2013

My Commission Expires: 2/4/2015

Notary Public

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY