BILL GARRETT, Davidson County
Trans:T20130091215 DEEDWARR
Recvd: 10/24/13 08:42 2 pgs
Fees:13.00 Taxes:185.00
20131024-0110662

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **13-1239**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/09/2013**, by and between **Gary W. Hudgens, an unmarried individual**, parties of the first part, and **Thomas Lee Sanders, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Tract # 1:

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, page 40, Register's Office, and described as follows: Beginning at a point on the northerly margin of Manila Avenue being the southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence N. 03 degrees 50' E. 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence S. 87 degrees 18' E. 47 feet to a point; thence N. 03 degrees 50' E. 10.00 feet to a point; thence S. 87 degrees 18' 16" E. 120.00 feet to a point; thence S. 03 degrees 50' 51" W. and N. 88 degrees 28' 40" W. a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

Being the same property conveyed to Gary Hudgens by Quitclaim Deed from Lottie Hudgens, with a Life Estate, dated 03/30/2006 of record in Instrument Number 20060407-0040415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary W. Hudgens by Quitclaim Deed from Gary W. Hudgens, successor trustee of the Clyde J. Hudgens and Lottie R. Hudgens Revocable Living Trust U/A/D August 11, 1995 dated October 9, 2013 of record in Instrument No. 20131024-0110660 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Parcel ID # **83-1-439**
☐ Improved OR
☒ Unimproved property located at: **0 Manila Ave., Nashville, TN 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Gary W. Hudgens

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Gary W. Hudgens** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of October, 2013..

Notary Public

My Commission Expires: 5/8/13

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Thomas Lee Sanders**

and Address: **0 Manila Ave., Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER
401 Gentry Ave
Nashville, TN 37206

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of October, 2013..

Notary Public

My Commission Expires: 9/11/17

TIFFANY CARVALHO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY