When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 025120
PARCEL: 081.00

New Owners Address
Cari A. Blevins
119 Connor Drive
Goodlettsville,TN 37072

Send Tax Bills to:
Discover Home Loans, Inc.
1173 Technology Drive
Irvine, CA 92618

BILL GARRETT, Davidson County
Trans:T20130098243 DEEDWARR
Recvd: 11/19/13 10:55 2 pgs
Fees:13.00 Taxes:584.60
20131119-0119224

WARRANTY DEED

THIS INDENTURE, made this 12th day of November, 2013 between

William G. Hudgins and wife, Peggy J. Hudgins

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Cari A. Blevins, an unmarried woman

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 21 B, on the plan of Ranchwood Estates, Section Two, of record in Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being the same property conveyed to William G. Hudgins and wife, Peggy J. Hudgins by Special Warranty Deed dated 4/24/2013 from 117 Connor Dr Trust UDT 2/13/2013, Equus Capital as Trustee of record in Instrument Number 20130430-0042993 Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 119 Connor Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and

which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

William G. Hudgins
William G. Hudgins

Peggy J. Hudgins
Peggy J. Hudgins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William G. Hudgins and Peggy J. Hudgins, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of November, 2013.

Karen B. Heavener
Notary Public

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $158,000.00.

Peggy J Hudgins
Affiant

Sworn to and subscribed before me, this 12th day of November, 2013.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY