(1)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

R-VRES-13-758

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Rebecca K. Grider (NAME) | Reliant Bank (NAME) | 094160E04100CO |
| 758 Spence Enclave Lane (ADDRESS) | 1736 Carothers Parkway, Suite 100 (ADDRESS) | |
| Nashville, TN 37210 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (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 **JERRY HUGHES ENTERPRISES, INC.,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **REBECCA K. GRIDER, AN UNMARRIED WOMAN,** 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 UNIT 41 ON THE PLAN OF SPENCE ENCLAVE TOWNHOMES, A PLANNED UNIT DEVELOPMENT AS SHOWN ON EXHIBIT A-2 TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING THE SPENCE ENCLAVE TOWNHOMES OF RECORD AS INSTRUMENT NUMBER 20061115-0141672 AS AMENDED BY INSTRUMENT NUMBER 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404 AND INSTRUMENT NO. 20080507-0047102, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO JERRY HUGHES ENTERPRISES, INC., BY WARRANTY DEED FROM R. J. YORK HOMES, LLC., OF RECORD AT INSTRUMENT NO. 20080602-0055688, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 30, 2008 AND RECORDED ON JUNE 2, 2008.**

**THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20061115-0141672; AMENDED IN INSTRUMENT NO. 20061117-0142842, INSTRUMENT NO. 20061213-0153595, INSTRUMENT NO. 20080222-0017508, INSTRUMENT NO. 20080423-0041404, INSTRUMENT NO. 20080507-0047102, INSTRUMENT NO. 20100427-0031915, SCRIVENER' S AFFIDAVIT AND CORRECTION INSTRUMENT IN INSTRUMENT NO. 20100428-0032407 AND INSTRUMENT NO. 20121116-0105801; BOOK 437, PAGE 45; BOOK 1814, PAGE 597; BOOK 722, PAGE 271; BOOK 5015, PAGE 699; BOOK 1814, PAGE 594; BOOK 2704, PAGE 419; BOOK 437, PAGE 54; BOOK 2026, PAGE 616; BOOK 7672, PAGE 112; BOOK 5666, PAGE 656; BOOK 5451, PAGE 769, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.**

BILL GARRETT, Davidson County
Trans:T20130107263 DEEDWARR
Recvd: 12/27/13 09:37 2 pgs
Fees:13.00 Taxes:547.23

20131227-0130215

This is
( ) unimproved
(X) improved
property known as 758 Spence Enclave Lane Nashville, Tennessee 37210
(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 23rd day of December, 2013.

Jerry Hughes Enterprises, Inc.

By: Jerry G. Hughes Jr.

President

Its:

STATE OF Texas
COUNTY OF Orange

On this the 23rd day of December, 2013, before me personally appeared Jerry G. Hughes, Jr. to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Jerry Hughes Enterprises, Inc., the within named bargainor, a Corporation, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2013.

Jane Marie Dyer

Notary Public

My Commission Expires:

JANE MARIE DYER
Notary Public
STATE OF TEXAS
My Comm. Exp. June 21, 2017