Davidson County	DEEDWARR
Recvd: 01/15/14 08:12	3 pgs
Fees:18.00 Taxes:538.35	
20140115-0003935	

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE,) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $145,500.00. Mark Travis Hughes Jr. Affiant Subscribed and sworn to before me, this 14 day of January, 2014. Notary Public My Commission Expires: 10.11.15

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA D. PERRY

Address New Owner As Follows: Mark Travis Hughes, Jr. 1632 Cumberland Station Blvd. Madison, TN 37115	Send Tax Bills To: New Owner	Map-Parcel Number: 053-09-OB-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Teresa D. Henderson, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Travis Hughes, Jr., a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9 , as shown on the map entitled Section One Cumberland Station at Wilson Camp, of record in Instrument No. 20011009-0109759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Teresa D. Henderson, by deed from MERS, Inc., solely as Nominee for Accredited Home Lenders, Inc., of record in Instrument No. 20080520-0051676, dated April 29, 2008, said Register's Office.

Sean Hampton joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Teresa D. Henderson.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Davidson County or special taxes and assessments required to be paid in the year 2014; and subsequent years, a lien, not yet due and payable.

2. Matters shown on the Plan of record in Instrument No. 20011009-0109759, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10585, page 496 and in Instrument No. 20011015-0112096, which was amended in Instrument No. 20020919-0114055, said Register's Office.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1632 Cumberland Station Boulevard, Madison, TN 37115.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14 day of January, 2014.

Teresa D. Henderson

Sean Hampton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Teresa D. Henderson and Sean Hampton, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of January, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067