File No. 140154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140021359 DEEDWARR
Recvd: 03/31/14 13:37 2 pgs
Fees:13.00 Taxes:462.50
20140331-0026323

BRENDA SHELBY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-16-2015

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hylton	Peoples Home Equity, Inc.	026-12-0-016.00
(NAME)	(NAME)	
2403 Mansker Dr.	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Linda Anne Hudson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Hylton, a married man, and Jason Hylton, an unmarried man, as tenants in common with the right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 22 on the map of Mansker Meadows, Section No. II, of record in Book 2663, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 22 fronts 155 feet on the northerly margin of Mansker Drive and runs back 250 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 206 feet thereon.

BEING the same property conveyed to Linda Anne Hudson by Executrix's Quitclaim Deed from Linda Anne Hudson, Executrix of the Estate of Dorothy T. Phillips, dated 12/8/11 and recorded 12/9/11 in Instrument No. 20111209-0096100, and as corrected by Deed of Correction dated 3/6/12 and recorded 3/9/12 in Instrument No. 20120309-0020653; and the same property previously conveyed to James M. Phillips and wife, Dorothy T. Phillips (incorrectly typed as Dorthy on deed), by Warranty Deed from E.C. Hoskins and wife, Annie Mae Hoskins, dated 7/2/64 and recorded 7/10/64 in Book 3789, Pages 233 and 234, Register's Office for Davidson County, Tennessee.
The said James M. Phillips having reportedly predeceased Dorothy T. Phillips on 7/20/86. Dorothy T. Phillips having died testate on 12/21/10, with her estate being probated in the 7th Circuit Court of Davidson County, Tennessee, under Docket No. 11P-149, devising her entire estate to her niece, Linda Anne Hudson, who was also appointed as Executrix.

Subject to the plan of record in Plat Book 2663, page 15 and 16, said Register's Office.

This conveyance is subject to any and all existing easements of record.

File No. 140154

unimproved ☐

This is improved ☒ property, known as 2403 Mansker Dr., Madison, TN 37115

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 26th day of March, 2014.

Linda Anne Hudson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Anne Hudson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2014.

Commission expires:

Notary Public

