BILL GARRETT, Davidson County
Trans:T20140024961 DEEDWARR
Recvd: 04/14/14 10:04 2 pgs
Fees:13.00 Taxes:770.34
20140414-0030877

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0243

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,200.00

D. Conyn
Affiant

LYNNE WARD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of April, 2014

Lynne Ward
Notary Public
Commission Expires: 2-28-17

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Joshua Hughes<br>315 Rising Sun Lane<br>Old Hickory, TN 37138 | Ark-LA-Tex Financial<br>5160 Tennyson Parkway<br>Suite 2000W<br>Plano, TX 75024 | 064-02-0-060.00 |

# WARRANTY DEED

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, I/WE,

**Nancy Burnett Parker, Executrix of the Estate of Johnnie Thelma Burnett**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Joshua B. Hughes and Kindle B. Hughes, husband and wife,**

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. 234 on the Revised Plan of Brandywine Farms, Section 13, of record in Book 4660, Page 71, Register's Office for Davidson County, Tennessee.

SAID Lot No. 234 fronts 123.08 feet on the easterly side of Rising Sun Terrace, and extends 48.66 feet around a curve, to front 268.68 feet on the northerly side of Rising Sun Lane, and runs back 284.78 feet on its northerly line and 150.0 feet on its easterly line to a point.

BEING the same property conveyed to John T. Burnett and wife, Johnnie T. Burnett by Warranty Deed from Edward Alton Rivers and wife, Carol R. Rivers dated 10/5/84 and recorded 10/9/84 in Book 6399, Page 655, Register's Office for Davidson County, Tennessee. The said Johnnie T. Burnett (a/k/a Johnnie Thelma Burnett) having died intestate on 9/22/13, being predeceased by John T. Burnett (a/k/a John T. Burnett, Sr., who died on 2/27/11. Pursuant to the Last Will and Testament of the said Johnnie Thelma Burnett, filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) as Docket 14P-54, Nancy Burnett Parker was appointed as Executrix of said estate, and pursuant to said Will was authorized to sell subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 315 Rising Sun Lane, Old Hickory, TN 37138.

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 so 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 uses, the singular

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of April, 2014.

Nancy Burnett Parker, Executrix

Nancy Burnett Parker, Executrix
of the Estate of Johnnie Thelma Burnett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy Burnett Parker, Executrix of the Estate of Johnnie Thelma Burnett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she, as such Executrix, being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 4th day of April, 2014.

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)

CHEATHAM COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
CAROL T BAKER