BILL GARRETT, Davidson County
Trans:T20140035894 DEEDWARR
Recvd: 05/22/14 11:17 2 pgs
Fees:13.00 Taxes:647.50

20140522-0044195

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hudson Jr.	New Owner	131-05-0B-109.00-CO
(NAME)	(NAME)	
109 Summit Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/WE, **Jeffrey P. Ingenloff**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Hudson Jr., a married man**, 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 Unit No. 109 of Four Seasons Condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6841, page 349, as amended in book 6847, page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forty in said Master Deed. Reference is hereby made to the Plat of Four Seasons condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said unit.

BEING the same property conveyed to Jeffrey P. Ingenloff, Unmarried by Warranty Deed from Mary Ann Huddleston, Unmarried dated July 29, 1999, of record in Book 11599, page 282, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 109 Summit Ridge Court, Nashville, TN 37215

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, has 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.

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 our hands this 16th day of, May 2014

Jeffrey P Ingenloff

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jeffrey P Ingenloff**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of, MAY

Notary Public

My commission expires: 02/28/2015

Comm. # 2097821

LUIS MEJORADO
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA

Return to:
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212