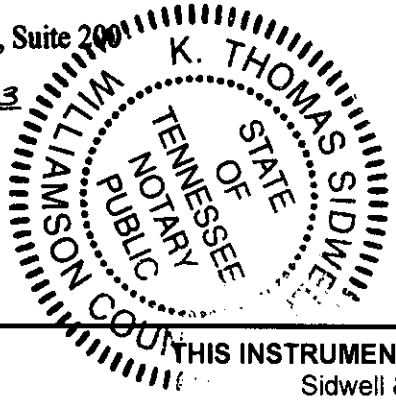
(1)

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-20243



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laurel Hudson	New Owner	104010P002.00
(NAME)	(NAME)	
3511 B Wrenwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140037435 DEEDWARR
Recvd: 05/29/14 11:03 2 pgs
Fees:13.00 Taxes:1461.50
20140529-0046134

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bonnie T. Mitchell d/b/a Mitchell Designs**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Laurel Hudson, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 B of 3511 Wrenwood Avenue Townhomes, a Condominium, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201310160108244, Register's Office for Davidson County, Tennessee, which is more specifically shown on Exhibit C of the above referenced Declaration, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set for in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner and the By-Laws of the Association of Owners.

Being the same property conveyed to Bonnie T. Mitchell d/b/a Mitchell Designs by Warranty Deed dated 08/28/2013 from Phyllis Sallee, unmarried of record in Instrument 201308290091274, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 1130, Page 55, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 201310160108244, said Register's Office.
Charter of record in Instrument 201310160108243, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3511 B Wrenwood Drive, Nashville, TN 37205
(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/or 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/or 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 28th day of May, 2014.

Bonnie T. Mitchell

State of Tennessee
County of Williamson

Personally appeared before me Bonnie T. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2014.

Notary Public
My Commission Expires: 1/15/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

