BILL GARRETT, Davidson County
Trans:T20140044646 DEEDWARR
Recvd: 06/24/14 12:34 2 pgs
Fees:13.00 Taxes:3015.50
20140624-0054972

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **TUNE, ENTREKIN & WHITE, P.C.** Suite 1700, 315 Deaderick Street Nashville, Tennessee 37238 (615) 244-2770	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $815,000.00. Deborah Hudson AFFIANT Subscribed and sworn to before me this 24th day of June, 2014. NOTARY PUBLIC My Commission Expires: 1/6/2018

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Deborah Hudson 50 Concord Park East Nashville, TN 37205	SAME	116080B05000CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances McGaughy Edwards** ("Grantor") does hereby bargain, sell, transfer and convey unto **Deborah Hudson** ("Grantee") her heirs, successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

LAND in Davidson County, Tennessee, being a certain building site identified as No. 50 as shown on the Revised Plan of Sugartree, Phase # 2, as of record in Book 4860, page 79-80, as amended Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frances McGaughy Edwards by deed from William Thetford and wife, Martha Thetford, of record in Book 5173, page 416 Register's Office for said County.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Deborah Hudson**, her heirs, successors and assigns, forever.

AND **Frances McGaughy Edwards** does hereby covenant with the said **Deborah Hudson** that she is lawfully seized and possessed of said land in fee simple, has a good

right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee, (ii) All matters appearing on the Plan of record as Plat Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, (iii) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (iv) Dedication of common area to Sugartree Homeowners Association, Inc. of record in book 5683, page 675, Register's Office for Davidson County, Tennessee, and (v) Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, said Register's Office.

AND **Frances McGaughy Edwards** does further covenant and bind herself, her successors, and assigns to warrant and forever defend the title to said land to the said **Deborah Hudson**, heirs, successors and assigns against the lawful claims of all persons, except as to matters to which this conveyance is subject.

William H. Edwards Sr., spouse of Frances McGaughy Edwards joins in this conveyance to transfer, quitclaim and convey any marital or other interest he may have in the subject property to Grantee.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 24th day of June, 2014.

Frances M. Edwards
Frances McGaughy Edwards

William H. Edwards Sr.
William H. Edwards Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said **County and State aforesaid, personally appeared Frances McGaughy Edwards and husband William H. Edwards Sr.**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainors, and who further acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of June, 2014.

Dolly A. Taie
Notary Public

DOLLY A. TAIE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 7-18-17