WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046344 DEEDWARR
Recvd: 06/30/14 12:36 2 pgs
Fees:13.00 Taxes:980.13
20140630-0057105



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Marsha J Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Georgette P Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17

(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
Alexander N. Hudson	NEW OWNER	171030A21100CO
(NAME)	(NAME)	
106 Carriage Court, Townhome 106		
(ADDRESS)	(ADDRESS)	
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 GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly H. Paulus FKA Kimberly L. Holder , married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Alexander N. Hudson and wife, Leslie L. Hudson**, 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 Lot No. 4, on the plan of Revision One, Phase Two, Section Five, Townhomes of Fredericksburg, as shown on plat of record in Plan Book 9700, Page 578, and in Instrument 200008040077800, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly L. Holder by Warranty Deed dated 03/26/1999 from Pulte Homes Tennessee, Limited Partnership of record in Book 11407, Page 36, Register's Office for Davidson County, Tennessee.

*James Jay Paulus, husband of Kimberly H. Paulus, joins in this instrument to convey any and all interest in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as set forth per Book 9700, Page 578, Instrument 200008040077800, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7798, Page 843, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, said Register's Office.
Amendment of record in Book 9860, Page 840, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 10126, Page 435, said Register's Office.
Amendment of record in Book 10224, Page 683, said Register's Office.
Instrument of Correction of record in Book 10294, Page 850, said Register's Office.
Second Amendment of record in Book 10694, Page 541, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10774, Page 945, said Register's Office.

Second Amendment of record in Instrument 200007180070558, said Register's Office.
By-Laws of record in Book 10126, Page 486, Book 10275, Page 959, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 7358, Page 643, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9607, Page 431, said Register's Office.
Charter of record in Book 10774, Page 938, 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 106 Carriage Court, Townhome 106, Brentwood, TN 37027
(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 25th day of June, 2014.

Kimberly H. Paulus FKA Kimberly L Holder

James Jay Paulus

State of Tennessee
County of Williamson

Personally appeared before me, Kimberly H. Paulus FKA Kimberly L. Holder and James Jay Paulus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2014.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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