BILL GARRETT, Davidson County
Trans:T20140055546 DEEDWARR
Recvd: 07/31/14 10:53 2 pgs
Fees:13.00 Taxes:571.65
20140731-0068280

Prepared by:
Tish Baldwin, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $154,500.00.

Demetria Davis
Affiant

Subscribed and sworn to before me, this 29 day of July, 2014.

annemarie cain
Notary Public
My commission expires: 2·20·18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Earle F. Hudson, III Hannah M. Hudson 617 Bridgette Ct. Antioch, TN 37013	same	16413020800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Christopher Scott Baker and wife, Amy J. Baker** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Earle F. Hudson III and Hannah M. Hudson, Husband and Wife**, hereinafter called the Grantee, their successors 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. 116 on the plan of Final Plat, Asheford Crossing, Section Four, of record in Book 9700, Page 912, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Christopher Scott Baker and wife, Amy J. Baker, by deed from Beazer Homes Corp. dated 3/23/01 of record in Instrument No. 200103280029712, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as: 617 Bridgette Ct., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 29th day of Juy, 2014.

Christopher Scott Baker

Amy J. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Christopher Scott Baker and Amy J. Baker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 29th day of July, 2014.

Notary Public

My Commission expires: 3-30-15

TISHA C. BALDWIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE