BILL GARRETT, Davidson County
Trans:T20140057250 DEEDWARR
Recvd: 08/06/14 09:21 3 pgs
Fees:18.00 Taxes:74.00
20140806-0070514

This space for Register's Office:

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Robert Hudson & Dehay Jones
2208 White Avenue
Nashville, TN 37204

SEND TAX BILLS TO:
New Owners

Map & Parcel No: 81.02-O-076.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Ruth M. Green, Alexis Cosey, Marsha Fletcher, Renee Minnis and Demetria M. Hudson** hereinafter called the **Grantors**, do hereby convey unto **Robert Hudson and Deshay Jones as tenants in common with the right of survivorship** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 105 on the plan of Buena Vista Heights as of record in Book 161 Page 19, Register's Office for Davidson County, Tennessee.

Said Lot 105 runs back between parallel lines 124 feet to a dead line in the rear.

Being the same property conveyed to Annie Ruth Southall by Quitclaim Deed of record in Instrument No. 20020909-0108576, Register's Office for said County. This interest was for her one-half interest in the property.

This property was originally conveyed to Lincoln Southall, Jr. who is now deceased, in Book 7759, Page 903, Register's Office for said County. Lincoln Southall, Jr. died intestate, leaving his widow, Annie Ruth Southall , one half of his estate; his children, Demetria M. Hudson and Alexis Cosey, the remaining one-half of his estate. Annie Ruth Southall has since passed away on June 5, 2010, intestate, leaving as her sole heirs, Ruth M. Green, Renee Minnis and Marsha Fletcher. See Affidavit of Heirship recorded in Instrument No. 20110316-0020731, Register's Office for said County. Title therefore vests as follows: Dentria M. Hudson 25%; Alexis Cosey, 25%; Ruth M. Green 16.66%; Marsha Fletcher 16.67% and Renee Minnis 16.67%..

This document is being executed by Alexis Cosey as attorney in fact for Denetria M. Hudson pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. _____, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All

matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1810 Hughes Street, Nashville. TN 37208.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

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.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 24 day of July, 2014.

Ruth M. Green

Alexis Cosey

Renee Minnis

Marsha Fletcher

Demetria M. Hudson ~~by Alexis Cosey, Attorney in Fact~~

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Ruth M. Green, Alexis Cosey, Marsha Fletcher and Renee Minnis known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

* and Demetria M. Hudson

SUBSCRIBED AND SWORN TO BEFORE ME this 24 day of July, 2014.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16
State of Tennessee

County of Davidson

On this ____ day of July, 2014, before me personally appeared Alexis Cosey who executed the foregoing instrument on behalf of Demetria M. Hudson and acknowledged that she executed the same as the free act and deed of Demetria M. Hudson through Power of Attorney granted her.

_____
Notary Public in and for the
State of Tennessee
Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $20,000.00.

_____
Affiant

Sworn and subscribed before me on July 24, 2014.

_____
Notary Public

My Commission Expires : 5-23-14

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY