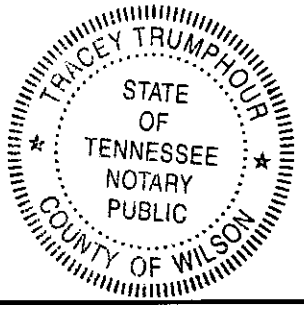
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Hudgens		05311003900
(NAME)	(NAME)	BILL GARRETT, Davidson County
107 Hamblen Ave.	Same	Trans:T20140058459 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/11/14 08:59 2 pgs
Old Hickory, Tn. 37138		Fees:13.00 Taxes:42.55
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20140811-0071917

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, **Ferrell Realty, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew Andrew Hudgens and wife, Olena Hudgens**, 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:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lots 7 and 8 and property in the rear of Lots 7 and 8, and 9, in Block "D" on Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, said Register's Office, and more particularly described as follows:

Beginning at the common corner of Lots 6 and 7, in Block "D" on the northerly side of Hamblen Avenue and running back along the line between Lots 6 and 7, 175 feet, and continuing in the same direction 165 feet, more or less, to the southerly margin of the T. C. Railroad right-of-way and running easterly along the line of the T. C. Railroad right-of-way 180 feet; thence southerly in a straight line to the common corner between Lots 9 and 10 in Block "D"; thence westerly 60 feet along the rear of Lot No. 9 to the corner, and thence southerly along the line between Lots 8 and 9, 37 feet to a point; thence westerly 70 feet to a point; thence southerly 138 feet to the northerly margin of Hamblen Avenue and thence westerly along the northerly line of Hamblen Avenue 50 feet to the point of beginning.

Being the same property conveyed to Ferrell Realty L.L.C. by Quit Claim Deed dated 02/26/1997 from Paul M. Ferrell, William C. Ferrell, Claude L. Ferrell, Jr. and Laura M. Beard of record in Book 10409, Page 289, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 974, Page 11, said Register's Office.

Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

Right-of-Way for Hamblen Avenue, as much as therein may lie.

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 107 Hamblen Avenue, Old Hickory, TN 37138
(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 8th day of August, 2014.

FERRELL REALTY, LLC
Paul M. Ferrell Manager
Paul M. Ferrell
Manager

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Paul M. Ferrell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be Manager of Ferrell Realty, LLC and that he/she/they as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by him/herself as Manager.

WITNESS my hand and seal this 8th day of August, 2014.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122