Return to:

Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31903-07-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $262,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2014. Notary Public My Commission Expires: 5-2-2016

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kevin Gan 420 Lockland Drive Nashville, TN 37206	Franklin American Mtg. Co. 501 Corporate Centre Dr. Franklin, TN 37067 #400	Map and Parcel No.: 083 100 06900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melissa J. Hughes and R. Jane Hughes** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin Gan** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 420 Lockland Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

BILL GARRETT, Davidson County
Trans:T20140060080 DEEDWARR
Recvd: 08/15/14 09:10 3 pgs
Fees:18.00 Taxes:969.40

20140815-0073793

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of August, 2014.

Melissa J. Hughes

R. Jane Hughes by Melissa J. Hughes as Attorney-in-Fact
R. Jane Hughes, by Melissa J. Hughes as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Melissa J. Hughes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2014.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa J. Hughes**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for **R. Jane Hughes**, and she is authorized by **R. Jane Hughes** to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of August, 2014.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 180 and the northerly 20.0 feet of Lot No. 179 on the Map of McEwen Place, of record in Book 332, page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 50.0 feet on the west side of Allen Street, now Lockland Drive, and run back between parallel lines along the south margin of McEwen Avenue 128.0 feet to an alley.

Being the same property conveyed to Melissa J. Hughes, unmarried, and R. Jane Hughes, married, as joint tenants with rights of survivorship, by deed dated March 15, 2010, from Erin Neutzler, unmarried, of record in Instrument No. 20100407-0025992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 083 100 06900.
2. All matters appearing on the Plan of record as Book 332, page 133, Register's Office for Davidson County, Tennessee.