This instrument prepared by and after recording return to:

Bell Title, LLC
Mark Leedom, Atty.
1616 Westgate Circle
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 08/18/14 14:41 3 pgs
Fees:18.00 Taxes:825.10
20140818-0074756

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Lorna D. Theis **1424 Timber Ridge Circle** **Nashville, Tennessee 37211**	**New Owner**	**172-4-A-85**

****

That **Teresa A. Hudgens and Wanda M. Killebrew** (herein called the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Lorna D. Theis** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Phase Two, Highlands of brentwood (formerly Brentwood Highlands) of record in Instrument No. 20090317-0023698, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Teresa A. Hudgens by deed from Eun Ja Yoon and husband, In Young Yoon, dated 1/17/06 of record in Instrument No. 20060111-90007159, Register's Office of Davidson County, Tennessee. By quitclaim deed dated 3/6/09 of record in Instrument No. 20090317-0023698, said Register's Office, Teresa A. Hudgens conveyed subject property to Teresa A. Hudgens and Wanda M. Killebrew.

This is improved property which bears the address of: 1424 Timber Ridge Circle, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 15th day of **August, 2014.**

Teresa A. Hudgens

Wanda M. Killebrew

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, **Teresa A. Hudgens and Wanda M. Killebrew,** the bargainor(s), 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 and official seal at office at Brentwood, Tennessee, on this 15th day of **August, 2014.**

Notary Public

Commission Expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$223,000.00**.

Sworn to and subscribed before me this 15th day of **August, 2014.**

Affiant

Notary Public

My Commission Expires: 6-18-18

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

