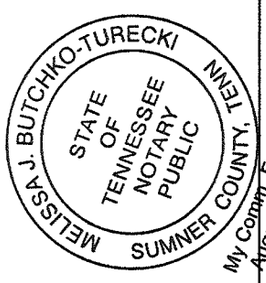
Davidson County	DEEDWARR
Recvd: 08/20/14 10:39	3 pgs
Fees:18.00 Taxes:493.95	
20140820-0075640	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Cording, III	Academy Mortgage Corp.	150-11-0 205.00
(NAME)	(NAME)	
708 Winter Haven Court	1220 East 7800 South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sandy, UT 84094	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Donna A. Hughes , married** *, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Cording III and wife, Megan Sudicky and Deborah Ann Hurt and husband, Glenn E. Hurt, all as joint tenanats with rights of survivorship,**, 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:

Land in Davidson County, Tennessee, being Lot No. 324, on the plan of Final P.U.D. Plan, Section Four-A, Towne Village of The Country, as shown on plat of record in Plan Book 6250, Pages 20 & 21, Register's Office, Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Donna A. Hughes, unmarried by Warranty Deed dated 10/16/2003 from Jerry E. Freeny and wife, Amy L. Freeny of record in Instrument 200310220156345, Register's Office for Davidson County, Tennessee.

* Doug Becerra, husband of Donna A. Hughes, joins in this instrument to convey any all interest in said property.

All matters as set forth per Plan Book 6250, Page 20, Plan Book 6250, Page 21, said Register's Office.
Restrictive Covenants of record in Book 6304, Page 985, said Register's Office.
Deeds of Conveyance of record in Book 5866, Page 45, Book 6631, Page 112 and Book 6947, Page 297, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

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 708 Winter Haven Court, Antioch, TN 37013
(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 14 day of August, 2014

Donna A. Hughes

Doug Becerra

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 Donna A. Hughes and Doug Becerra, 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 this 14th day of August, 2014.

Notary Public
My Commission Expires: 8/27/14

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Kristian Short, 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 Davidson

Personally appeared before me, RITA B MITCHELL a notary public for this county and state, Kristian Short 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: 1-5-2016

Notary' Seal (if on paper)

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.