BILL GARRETT, Davidson County
Trans:T20140066558 DEEDWARR
Recvd: 09/08/14 09:40 2 pgs
Fees:13.00 Taxes:325.60
20140908-0081907

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144694

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th day of August, 2014. NOTARY PUBLIC My commission expires: 1-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Ann Hudson 543 Brooksboro Terrace Nashville, TN 37217	Same address as new owner	096-11-0-A-057.00 CO

FOR AND IN CONSIDERATION of the sum of Eighty Eight Thousand and 00/100 Dollars ($88,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JESSICA STRAYER AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH ANN HUDSON**, an unmarried woman hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit G-7, Phase V, Hickory Place Condominiums of record in Amendment to the Master Deed of Hickory Place Condominiums in Book 7015, Page 187, and referred to as Exhibit "C" found at Page 190. Unit G-7 being part of the Unit Plan for Phase 2-B, Section I, Hickory Place Condominiums of record in Plat Book 6250, Page 795; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Jessica Strayer by Warranty Deed from Bonnie S. Duke, recorded on the 15th day of November, 2005 in Instrument No. 20051115-0138053, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 324 Hickory Place, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of August, 2014.

Jessica Strayer
JESSICA STRAYER

STATE OF FLORIDA
COUNTY OF VOLUSIA

Personally appeared before me, a Notary Public, Jessica Strayer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of August, 2014.

ANNMARIE OPRE
Notary Public - State of Florida
My Comm. Expires Jun 7, 2017
Commission # EE 880291
Bonded Through National Notary Assn.

Annmarie Opre
Notary Public

ANNMARIE OPRE
Printed Notary Name

My commission expires: 6-7-17