WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079092 DEEDWARR
Recvd: 10/21/14 10:17 2 pgs
Fees:13.00 Taxes:860.25
20141021-0096872

ELIZABETH MASON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

R-CR-14-3910

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2.11.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Desiree Jablonski	NEW OWNER	
(NAME)	(NAME)	**73-1-224.00**
3910 Ivy Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JUSTIN HUDSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DESIREE JABLONSKI,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 71, MOSS ROSE HEIGHTS, SECTIONS THREE AND FOUR, as shown on plat of record in Plat Book 1835, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Justin Hudson, unmarried by Warranty Deed from Edwin Barlow, unmarried, recorded on the 29th day of July, 2005 in Instrument No. 20050729-0088902, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOSS ROSE HEIGHTS, SECTIONS THREE AND FOUR, as recorded in Plat Book 1835, Page(s) 103, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Restrictive Covenants for Detached Structure recorded at Instrument No. 20100303-0016326.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3910 Ivy Drive, Nashville, Tennessee 37216**.

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 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 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/our hand(s) this the 10th DAY OF OCTOBER, 2014.

Justin Hudson by John Gleaves as 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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN HUDSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN HUDSON.

Witness my hand and official seal, this the 10th of October, 2014.

Brian D. Mitchell
Notary Public
My Commission Expires: Jan. 9, 2016
(SEAL)



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066