Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140096121 DEEDWARR
Recvd: 12/23/14 14:43 2 pgs
Fees:13.00 Taxes:1961.00
20141223-0117542

39-B
File #14-1426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wendy G. Hughes and Mark A. Hughes, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Steve Burt, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 133, 134 and 135 in the East Edgefield Plan of Lots of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at the northeast corner of South 11th Street, formerly Smith Avenue and Boscobel Street, formerly Magnolia Street; thence with the easterly margin of South 11th Street northerly 42 feet; thence westwardly parallel with Boscobel Street, 140 feet to the westerly margin of an alley; thence with said alley southwardly 42 feet to the northerly margin of Boscobel Street with the northerly margin of said street, westwardly 140 feet to the beginning.

Being the same property conveyed to Wendy G. Hughes and Mark A. Hughes, wife and husband, by Warranty Deed from Woodland Street Partners, LLC, dated February 26, 2014, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 321 S 11th Street, Nashville TN, 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of December, 2014.

Wendy G. Hughes

Mark A. Hughes

State of Tennessee)
County of Davidson)

On this 18th day of December, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Wendy G. Hughes and Mark A. Hughes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 530,000.00.

X Steve Burt

Affiant

Sworn and subscribed before me on this the 18th day of December, 2014.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Steve Burt 321 S 11th Street Nashville, TN 37206	Owner	83-13-176