Davidson County DEEDWARR
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Fees:23.00 Taxes:388.50
20141226-0117710

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: All Star Title, Inc., 6225 Smith Avenue, Suite 202, Baltimore, MD 21209

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Kathy S. Wolfe	Kathy S. Wolfe	13509001500
2009 Forges Drive	2009 Forges Drive	
Nashville, TN 37217	Nashville, TN 37217	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF One Hundred Five Thousand and 00/100 Dollars ($105,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, LINDA HUGHES, _____, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto KATHY S. WOLFE, widowed-not remarried, hereinafter referred to as "Grantee", whose mailing address is 2009 Forges Drive, Nashville, TN 37217, her heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

BEING Lot No. 15 on the Plan of Una Manor, Section II, as of record in Book 2900, Page 95, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 95 feet on the South side of Forges Drive and runs back 291.5 feet on the East line and 322 feet on the West line, to a dead line in the rear, which is a broken line, on which it measures 102.1 feet.

TAX ID NO.: 13509001500

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 42212**

BEING the same property conveyed to Linda Hughes from the Estate of Elena Hughes Monda, being one and the same as Elena Gladys Hughes, by Linda Hughes, Executrix, by Warranty Deed dated October 24, 2002, and recorded on October 28, 2002, as Document No. 20021028-0131955, in the Office of the County Register of Deeds for Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2009 Forges Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22nd day of December, 2014.

Linda Hughes

LINDA HUGHES

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LINDA HUGHES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 22 day of December, 2014.

Notary Public
My Commission expires: 1/6/2015

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $105,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathy S. Wolfe
Affiant/Grantee

Subscribed and sworn to before me this 22 day of December, 2014.

Notary Public
My Commission expires: 1/6/2015

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Certificate of Authenticity

I, Cathy Smith, 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 Maryland

County of Baltimore

Personally appeared before me, Renay Rothstein, a notary public for this county and state, Cathy Smith 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: 3/15/15.

Notary's Seal (If on paper)

