WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 270,000.00

Sloan Hudson
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 5 DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Natasha Pittman and Jeremiah Lindgren	New owner	17-00-336.00
6021 Lickton Pike		
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, *Vance Hudson and Sloan Hudson, husband and wife* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO Natasha Pittman and Jeremiah Lindgren,wife and husband HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

For reference only this is Property being known as 6021 Lickton Pike Goodlettsville TN 37072 and being described as follows:

PROPERTY LOCATED IN THE 10th CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, BEING TRACT #3 OF THIS SURVEY, BOUNDED ON THE NORTH AND EAST BY THE REMAINING PROPERTY OF ALLISON, TRACTS #2 AND 4 OF THIS SURVEY, ON THE SOUTH BY PROPERTY BELONGING TO E. BURNES DEED BOOK 6347, PAGE 115; B. PUCKETT, DEED BOOK 6793, PAGE 763; AND ON THE WEST BY T. AYERS, DEED BOOK 4524, PAGE 682 AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON PIN IN THE FENCE LINE LOCATED APPROXIMATELY 828.91' SOUTH OF AN IRON PIN ON THE SOUTH MARGIN OF LICKTON PIKE, BEING THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT #2 OF THIS SURVEY; THENCE S-15°54'16"-E 468.47' TO AN IRON PIN IN THE FENCE CORNER, THE SOUTHEAST CORNER OF AYERS AND THE SOUTHWEST CORNER OF THIS TRACT, THENCE N-62°39'38"-E 215.93' TO AN IRON PIN IN THE FENCE LINE, THENCE N-68°13'09"-E 200.04' THROUGH AN IRON PIN IN THE FENCE LINE AND CONTINUING WITH THE SAME LINE AN ADDITION 163.18', A TOTAL OF 363.22', TO AN IRON PIN IN THE FENCE LINE, THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF TRACT #4 OF THIS SURVEY; THENCE N-5°46'31"-E 264.65' TO AN IRON PIN; THENCE N-86°08'10"-W 685.81' TO AN IRON PIN, THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES, MORE OR LESS.

INCLUDED HEREIN IS A TWENTY 20) FOOT RIGHT OF WAY ACROSS TRACTS 1 & 2 AS SHOWN ON THE SURVEY OF GALYON W. NORTHCUTT DATED APRIL 21, 1988 RUNNING ALONG THE WEST BOUNDARY OF TRACTS 1 & 2 TO BE USED FOR INGRESS AND EGRESS.

Being that parcel of land conveyed to Vance Hudson and Sloan Hudson from Joe G. etux Dorothy S. Allison by that deed dated 09/15/1993 and recorded 09/15/1993 in Deed Book 9081, at Page 60 of the DAVIDSON County, TN Public Registry.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20150009795 DEEDWARR
Recvd: 02/09/15 09:24 2 pgs
Fees:13.00 Taxes:999.00
20150209-0011656

This is: Unimproved ( )
Improved (x) Property, known as 6021 Lickton Pike, Goodlettsville, TN 37072
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 5 day of February, 2015.

Vance Hudson

Sloan Hudson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vance Hudson and wife Sloan Hudson** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of February, 2015.

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CommissionExpires: 2/6/17

Notary Public