Davidson County DEEDWARR Recvd: 04/16/15 08:15 4 pgs Fees:23.00 Taxes:1942.50 **20150416-0033467**

#32297

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32297-03-2015** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Jennifer M. Colby Affiant Subscribed and sworn to before me this 14th day of April, 2015. Notary Public My Commission Expires:

GRALB G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jacob J. Hughey, Jennifer M. Colby 1911 Fatherland St. Nashville, TN 37206	United Home Loans, Inc. 4 Westbrook Corporate Center #650 Westchester, IL 60154	Map and Parcel No.: 083 14 0 168 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alan B. Minchew, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob J. Hughey and Jennifer M. Colby, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1911 Fatherland St., Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is not now, nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of April, 2015.

Alan B. Minchew

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alan B. Minchew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of April, 2015.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 3, 2018

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Block "C", Preist Home Place Subdivision, as of record in Book 161, Page 102, Register's Office for said county.

Said Lot No. 29 fronts 50 feet on the northerly side of Fatherland, formerly Vansinderin Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ewell Sullivan and wife, Margaret H. Sullivan, by deed from the Heirs at law of J.H. Anderson (John M. Anderson and Lorraine Anderson Dean) by deed of record in Book 2594, page 227, dated September 14, 1956. The said Ewell Sullivan and Margaret H. Sullivan having since divorced. By Final Decree said property was divested out of Ewell Sullivan and vested unto Margaret Helen Sullivan. The said Margaret Helen Sullivan having since remarried and now known as Margaret Helen Tomlinson has since died and by her Last Will and Testament recorded March 1, 1999, in Book 11360, page 478, Register's Office for Davidson County, Tennessee, did devise said property unto Charles William Tomlinson (as to life estate), Travis Flatt, Ronnie Flatt, and Sheila Perry. The said Charles William Tomlinson and Travis Flatt having since died. The Last Will and Testament of Travis D. Flatt, admitted to Porbate on May 13, 2014 in the Chancery Court for Sumner County, Tennessee, Case No. 2014PR-197, did devise his interest unto Dorothy Lynn Flatt.

Being the same property conveyed to Alan B. Minchew, a married man, by deed dated June 13, 2014 from Ronald D. Flatt (aka Ronnie Flatt) and Sheila D. Carter (fka Sheila Perry) and Dorothy Lynn Flatt, of record in Instrument No. 20140617-0052666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 161, page 102, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016