Return To: 15-0151
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150031313 DEEDWARR
Recvd: 04/24/15 13:34 2 pgs
Fees:13.00 Taxes:854.70
20150424-0036985

R-ER-15-6005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-16 (AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:

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)
Derek S. Waddell and Heidi A. Pedersen	Community Mtg, LLC	
(NAME)	(NAME)	**172-08-62.00**
6005 Hawkdale Drive	19045 E. Valley View Pkwy Ste F	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Independence MO 64055	
(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 **JOHN R. HUGHES, JR., MARRIED AND MARY BETH ROLAND, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEREK S. WADDELL AND HEIDI A. PEDERSEN,** 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 21, FOREST ACRES ESTATES, SECTION 2, as shown on plat of record in Plat Book 4175, Page 128, 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 John R. Hughes and wife, Edna T. Hughes by Warranty Deed from Marion Thurman and wife, Eva M. Thurman, recorded on the 21st day of April, 1975 in Deed Book 4905, Page 731, in the Register's Office of Davidson County, Tennessee.

The said John R. Hughes having since died on February 1, 1990, leaving Edna T. Hughes as the sole surviving tenant by the entirety. The said Edna T. Hughes having since passed on November 13, 1994. John R. Hughes, Jr., and Mary Beth Roland are the only heirs of Edna T. Hughes, Affidavits of Heirship recorded simultaneously herewith at * 20150424-0036983 and * 20150424-0036984, said Register's Office.

The above-described property has never been the marital residence of either grantor herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of FOREST ACRES ESTATES, SECTION 2, as recorded in Plat Book 4175, Page(s) 128, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4424, Page 976, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6005 Hawkdale Drive, Nashville, Tennessee 37211**.

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 16th DAY OF APRIL, 2015.

John R. Hughes, Jr.

Mary Beth Roland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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