WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033150 DEEDWARR
Recvd: 05/01/15 08:37 2 pgs
Fees:13.00 Taxes:1295.00
20150501-0039127

G-ANM-15-5541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
John D. Hughes, Jr. and Harriett Hughes	**Access National Mortgage, a Division of Access National Bank**	
(NAME) **5541 Traceside Dr.**	(NAME) **1800 Robert Fulton Drive Suite 350**	**155160A02000CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Reston, VA 20191**	
(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 **ERIC ISELDYKE AND CRYSTAL ISELDYKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN D. HUGHES, JR. AND HARRIETT HUGHES, HUSBAND AND WIFE,** 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 No. 139 on the Plan of a Resubdivision of Traceside, Section One, of record in Book 7900, Page 946, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof. Description is the same as in the previous deed of record.

Being the same property conveyed to Eric Iseldyke and wife, Crystal Iseldyke by Warranty Deed from Stephanie Lannon, also known as Stephanie Lannom, unmarried, recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048567, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF TRACESIDE, SECTION ONE, as recorded in Plat Book 7900, Page(s) 946 and Boundary Plat recorded in Plat Book 7900, Page 705, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Declaration of Covenants, Conditions and Restrictions recorded in Book 9435, Page 493 and Book 9677, Page 675, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Book 9668, Page 899.
- Terms and provisions of the Articles of Incorporation of Traceside Homeowners Association , recorded in Book 9668, Page 894.
- Easement for Right of Way recorded in Book 3533, Page 299.
- Easement for Right of Way granted to State of Tennessee for Water and Sewer recorded in Book 5607, Page 882.
- Easement of Right of Way for TVA recorded in Book 4243, Page 685.
- Easement for Public Utilities recorded in Book 9306, Page 279 and Book 9443, Page 960.
- Easement for Landscape recorded in Book 10355, Page 859.
- Conveyances to Traceside Homeowners Association for Open Space recorded at Instrument Nos. 20000329-0031452 and 20000329-0031453.
- Notice Regarding Cambron Property recorded at Instrument No. 20001114-0112667.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5541 Traceside Dr., Nashville, Tennessee 37221**.

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 28th DAY OF APRIL, 2015.

Eric Iseldyke

Crystal Iseldyke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC ISELDYKE, 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 28th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSTAL ISELDYKE, 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 28th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212