BILL GARRETT, Davidson County
Trans:T20150041744 DEEDWARR
Recvd: 05/29/15 10:45 2 pgs
Fees:13.00 Taxes:377.40
20150529-0049629

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is 102,000.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 26th day of May, 2015.

Notary Public

My commission expires: 5/23/16

STATE OF TENNESSEE NOTARY PUBLIC TONJA COX

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jamie M. Gray, unmarried **Tina M. Hudgens, unmarried**	Magna Bank.	**04415026600**
1102 Elliston Street	P.O. Box 17257	
Old Hickory, TN 37138	Memphis, TN 38187-0257	

FOR AND IN 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 ACKNOWLEDGE, WE,

David M. Shearon and Christopher W. Cornish

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamie M. Gray, unmarried and Tina M. Hudgens, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section "C", Village of Old Hickory, of record in Book 1424, Page 66, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to David M. Shearon and Christopher W. Cornish by deed from Jeremy Bockman dated 5/30/07 of record in Instrument No. 200706010065355, Register's Office of Davidson County, Tennessee. The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 1102 Elliston Street, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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 in 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 my/our hand(s) this 26th day of May, 2015.

David M. Shearon

Christopher W. Cornish

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, David M. Shearon and Christopher W. Cornish, the within named Grantor(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, at office, this 26th day of May, 2015.

Notary Public

My Commission Expires: 9/11/17