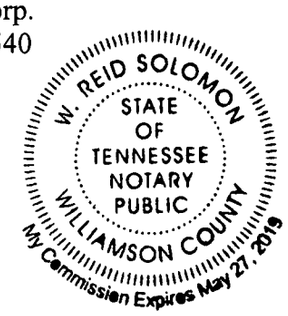
**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 285,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-16-15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150058278 DEEDWARR
Recvd: 07/17/15 10:36 2 pgs
Fees: 13.00 Taxes: 1054.50
20150717-0069984

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael H. Brown and Vivian L. Kerhoulas-Brown | Interline Mortgage Services, LLC | |
| 5111 Michigan Avenue | 10613 West Sam Houston Parkway, N. Ste 200 | 09107031900 |
| Nashville, TN 37209 | Houston, TX 77064 | |
| (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, I, **Alfred Wayne Hudgens and wife, Lisa F. Hughes,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael H. Brown and wife, Vivian L. Kerhoulas-Brown,**

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:

Land in Davidson County, Tennessee, being the west 20.0 feet of Lot No. 1020, all of lot 1022 and 1024 of Block 167 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 54, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lots and part of said Lot adjoin and front together 80.0 feet on the south side of Michigan Avenue and extend back between parallel lines, Lot No. 1024 running back along the east margin of 552nd Avenue North 150.0 feet to an alley.

Being a portion of the same property conveyed to Alfred Hudgens and wife, Bobbye C. Hudgens by deed from Robert M. Elzer, James B. Elizer, George T. Elizer, Lucille G. Elizer Garland and Bertha B. Elizer, widow, of record in Book 3569, page 193, Register's Office for Davidson County, Tennessee; the said Bobbye E. Hudgens died on November 30, 2003, leaving Alfred Hudgens as the surviving tenant by the entirety. Alfred Hudgens died on March 31, 2007 leaving his son, Wlafred Alfred Wayne Hudgens by quitclaim deed from Marietta June Hudgens Deen as his sole heirs at law (See Probate No. 07P692, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Being a portion of the same property conveyed to Alfred Wayne Hudgens by quitclaim deed from Marietta June Hudgens Deen of record in Instrument No. 20090309-0020529 Register's Office for Davidson County, Tennessee, dated 03/05/2009 and recorded on 03/09/2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5111 Michigan Avenue, Nashville, TN 37209.**

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 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 my hand this the 15th day of July, 2015.

Alfred Wayne Hudgens

Alfred Wayne Hudgens

Lisa F. Hudgens

Lisa F. Hudgens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alfred Wayne Hudgens and Lisa F. Hudgens,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2015.

My Commission expires: March 6, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY