Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150089258 DEEDWARR
Recvd: 10/20/15 13:34 2 pgs
Fees:13.00 Taxes:1183.63
20151020-0106581

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn to me on Oct 16th, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28883SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Hughes 2508 Burnt Pine Court Antioch, TN 37013	New Owner	173-09-0B--070.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Hugh M. Fentress and Tamara E. Fentress, husband and wife,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Ryan L. Hughes and Zerlina Yvonne Hughes, husband and wife,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Section Two, Barnes Cove, a Planned Unit Development, of record in Instrument No. 20040604-0065966. Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hugh M. Fentress and Tamara E. Fentress, husband and wife, by Special Warranty Deed from U.S. Bank National Association, as Trustee successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificate holders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2005-HE7, a national banking association, recorded as Instrument No. 20121120-0107156 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Antioch City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plan of Section Two, Barnes Cove, SR10 Cluster Lot Subdivision, of record as Instrument No. 20040604-0065966 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Barnes Cove of record as Instrument No. 20021217-0155806 and Instrument No. 20040429-0048624 in said Register's Office.

4. Articles of Organization of record in Book 10936, page 173, in said Register's Office.
5. Charter for Barnes Cove Homeowners' Association of record as Instrument No. 20021217-0155805 in said Register's Office.
6. Sanitary sewer/storm drainage easement of record as Instrument No. 20020201-0014182 and Instrument No. 20040413-0041473 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20020408-0042673 in said Register's Office.
8. Right of Way Easement of record in Book 5215, page 482, in said Register's Office.
9. Ingress/Egress Easement of record in Book 5385, page 986, in said Register's Office.

This property is also known as improved property located at 2508 Burnt Pine Court, Antioch, TN 37013.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 16th day of October, 2015.

Hugh M. Fentress

Tamara E. Fentress

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On Oct, 16th, 2015, before me personally appeared Hugh M. Fentress and Tamara E. Fentress to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on Oct, 16th, 2015.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017