(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110269 DEEDWARR
Recvd: 12/31/15 08:39 2 pgs
Fees:13.00 Taxes:560.55
20151231-0131357

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Lee Hudson	Mary Lee Hudson	095050B07100CO
(NAME)	(NAME)	
2120 Lebanon Pike, Unit 45	2120 Lebanon Pike, Unit 45	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, we, **Larry Morell and Leslie Morell, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lee Hudson and William P. Hudson, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To wit:

Being Unit No. 45 of Phase 2 as shown on Exhibit A-2 of the Declaration and Covenants, Conditions and Restrictions Establishing The Easthaven Townhomes, a Planned Unit Development, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Larry Morell and wife, Leslie Morell by deed of Robert B. Raines and wife, Branna D Raines, f/k/a/ Branna L. Daffron, dated August 6, 2007, of record in Instrument No. 20070808-0095090, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon Pike, Unit 45, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, as amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055743, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570; Articles of Incorporation/ Charter of record in Instrument No. 20010806-0083542, amended in Instrument No. 20020709-0082356; Easement of record in Instrument No. 20031007-0147962; Deed of conveyance to Easthaven Townhomes Owner's Association, Inc., by Quitclaim Deed of record in Instrument No. 20020709-0082358, corrected in Instrument No. 20020710-0083021; Agreement for dedication of easement of record in Instrument No. 20040319-0031672; Stormwater Detention Agreement of record in Instrument No. 20010628-0068559; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 22nd day of December, 2015.

Larry Morell

Leslie Morell by Larry Morell, Her Attorney In Fact

Larry Morell

Leslie Morell
By: Larry Morell, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Larry Morell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Larry Morell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Leslie Morell, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Leslie Morell, the within named bargainor by the said Larry Morell as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of December, 2015.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016