WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160005321 DEEDWARR
Recvd: 01/20/16 13:59 4 pgs
Fees: 23.00 Taxes: 680.80

20160120-0005841

KAYLA L HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Sutter	New Owner	07312004600
(NAME)	(NAME)	
2424 Dundee Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Richard Alan Hughey and Stephanie Hughey Cleaver**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason Sutter**, hereinafter called the GRANTEE(S), their heirs and/or 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:

Land in Davidson County, Tennessee, being Lot No. 218, on the Plan of Sunset View Revision of Section One, as of record in Book 2663, Pages 27 and 28, Register's Office for said County.

Said Lot No. 218 fronts 80 feet on the north side of Dundee Lane, and runs back between parallel lines, 210 feet to a dead line.

Being the same property conveyed to Charles H. Hughey and wife, Helen M. Hughey by Warranty Deed dated September 15,1964 from Mae McElhaney Follis, a widow of record in Book 3812, Page 426, in the Register's Office for Davidson County, Tennessee. Charles H. Hughey died on September 28, 1980, thereby leaving Helen M. Hughey as his surviving tenant by the entirety. Helen M. Hughey died on October 17, 2015 intestate leaving Richard Alan Hughey and Stephanie Hughey Cleaver as her heirs at law.

The said Helen M. Hughey and Mary Helen Hughey being one and the same person.

This conveyance is subject to all matters as set forth per Plat Book 2663, Page 27, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2424 Dundee Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 15th day of January, 2016.

Richard Alan Hughey

Richard Alan Hughey

Stephanie Hughey Cleaver

Stephanie Hughey Cleaver

State of Tennessee
County of Williamson

Personally appeared before me Richard Alan Hughey and Stephanie Hughey Cleaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of January, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Prepared by
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

Exhibit "A" to Warranty Deed

AFFIDAVIT OF HEIRSHIP
HOLD HARMLESS AND INDEMNITY AGREEMENT

After being duly sworn the undersigned, Dorris D. Barnes, avers as follows:

1. That he is familiar with the estate and heirs of Mary Helen Hughey, (deceased) having had personal knowledge of her and her family in the capacity of family friend for over Fifty (50) Years;

2. That Mary Helen Hughey, a resident of Davidson County, Tennessee, died intestate on October 17, 2015 at the age of Eighty Five (85) years;

3. That, at the time of her death, Mary Helen Hughey was unmarried;

4. That Mary Helen Hughey had two (2) children as follows:

   A. Richard Alan Hughey

   B. Stephanie Hughey Cleaver.

5. That all of Mary Helen Hughey's children survived her;

6. As a result of the death of Mary Helen Hughey, her heirs at law are her two (2) children previously named;

7. That all of the children of Mary Helen Hughey are above the age of majority and not under any type of disability;

8. That the undersigned is aware this affidavit is made for the purpose of establishing the heirs of Mary Helen Hughey and that it will be relied on by Stewart Title Company and Sidwell & Barrett, P.C. to certify proper transfer and title to the real estate known as 2424 Dundee Lane Nashville, Davidson County, Tennessee;

9. That the undersigned agrees to indemnify and hold harmless, Stewart Title Company, Sidwell & Barrett, P.C., Donald R. Barrett, Jr., and K. Thomas Sidwell from any and all claims that may be made against them by or on account of the Mary Helen Hughey, whether they be for debts, claims, judgments, Federal Estate Tax or State Inheritance Tax, whether they be currently existing or arising in the future regarding any claim on any property owned by Mary Helen Hughey as a result of providing false and misleading information.

Executed this 15th day of January, 2016.

Dorris D. Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for the aforesaid state and county, Dorris D. Barnes, with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal in office this 15th day of January, 2016.

Notary Public

My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY