Davidson County	**DEEDWARR**
Recvd: 01/21/16 10:46	**2 pgs**
Fees:13.00 Taxes:666.00	
20160121-0006184	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO(S).
Rachel E. Hudgins	~~FNC Bank~~	181 14 0A 037.00
(NAME)	(NAME)	
8114 Valley Oak Dr., Lot 37		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christian Rice, Jr. and Joan Rice, husband and wife and Danielle Rice, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rachel E. Hudgins,* an unmarried person**, 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: * AKA Rachel Hudgins

Land in Davidson County, Tennessee, being Lot 37 on the plan of The Villas at Concord Place, Phase 1 of record in Instrument No. 20050922-0114218, Exhibit 1-A to Declaration of Protective Covenants, Conditions & Restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Danielle Rice, an unmarried woman and Christian Rice, Jr., and wife, Joan J. Rice by Warranty Deed from Centex Homes, a Nevada General Partnership dated February 18, 2009 and recorded February 25, 2009 as Instrument No. 20090225-0016476, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-154818

unimproved ☐

This is improved ☒ property, known as 8114 Valley Oak Dr., Lot 37, Brentwood, TN 37027

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, has 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 . 30th of October 2015

Christian Rice, Jr.

Joan Rice

Danielle Rice

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Danielle Rice, a single woman, Christian Rice, Jr, and Danielle Rice the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L MEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of th attached document tendered for registration herewith and that this is a true correct copy of t original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Ani L. Leach, who acknowledges that this certification of an electronic document is true and correc and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-154818