BILL GARRETT, Davidson County
Trans:T20160029378 DEEDWARR
Recvd: 04/11/16 15:18 2 pgs
Fees:13.00 Taxes:569.80
20160411-0034651

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2016.

Notary Public

My commission expires: 6/3/16

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kathleen M. Hudson	**Fairway Independent Mortgage**	**03800018700 & 03800007400**
6317 & 6317 B Old Hickory Blvd.	**6652 Pinecrest Drive, Suite 200**	
Whites Creek, TN 37189	**Plano, TX 75024**	

FOR AND IN 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 ACKNOWLEDGE, WE,

William Andrew Womack and wife, Carla A. Womack

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathleen M. Hudson, a single woman

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:

TRACT 1 : Land in the 14th, formerly the 24th Civil District of said County and State, described according to a survey made by Stephen A. Draper, Surveyor, February 28, 1953, as follows:

Beginning in the center of the Old Hickory Boulevard at the southwest corner of the property conveyed to W.F. Seat and wife, of record in Book 1306, Page 461, Register's Office for said County; thence with the center of said Boulevard and with Seat's westerly line north 38 deg. 30' east 80 feet; thence north 61 deg. 45' west 194.1 feet; thence south 29 deg. 30' west 174.3 feet; thence south 89 deg. East 208.2 feet to the beginning.

TRACT 2: Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin on the northwest corner of the Monroe H. Talley property, said iron pin being 194.1 feet, north 61 degrees - 45 minutes west of the center of the Old Hickory Boulevard; thence north 85 degrees - 0 minutes west 295.44 feet to an iron pin; thence south 83 degrees - 0 minutes west 151.73 feet to an iron pin; thence south 26 degrees - 0 minutes east 171.35 feet to a fence post being the common corner of the Willie D. Harris, L.F. Durocher Jr., and G.G. Brent properties; thence with Brent's easterly line south 89 degrees - 0 minutes east 284.02 feet to a fence post; thence with Monroe H. Talley's northerly line north 29 degrees - 30 minutes east 174.30 feet to the beginning.

Being the same property conveyed to William Andrew Womack and wife, Carla A. Womack from Orville H. Timleck and wife, Willa Mae Timleck and Orville H. Timleck and Willa M. Timleck, Trustees of the Orville H. Timleck and/or Willa M. Timleck Revocable Living Trust by Warranty Deed dated August 11, 2006 and of record in Instrument No. 20060828-0105740, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6317 & 6317 B Old Hickory Blvd., Whites Creek, TN 37189.

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 in 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/our hand(s) this 5th day of April, 2016.

William Andrew Womack

Carla A. Womack

STATE OF Hawaii
COUNTY OF Hawaii

Personally appeared before me, a Notary Public of said County and State, William Andrew Womack and Carla A. Womack, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2016.

Notary Public Jaedeen Kiili

My Commission Expires: March 31, 2017

JAEDEEN KIILI
NOTARY PUBLIC
Comm. No. 13-102
STATE OF HAWAII

NOTARY CERTIFICATION
Doc. Date: 4/5/16 # Pages: 2
Name: Jaedeen Kiili Third Circuit
Doc. Description: Warranty Deed

Signature 4/5/16
Date

JAEDEEN KIILI
NOTARY PUBLIC
Comm. No. 13-102
STATE OF HAWAII

STLD-DLTT-00014