WARRANTY DEED

TOUCHSTONE
TITLE & ESCROW, LLC
2500 21ST AVE S, NASHVILLE TN 37212
(615) 371-2299

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

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen H. McHugh III	Movement Mortgage Inc	1281100280
(NAME)	(NAME)	
537 Holt Valley Rd.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Michael Dubick and Ellen Dubick,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen H. McHugh III,** an unmarried man, 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:

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Dubick and wife, Ellen Dubick by Warranty Deed from Roberta D. Daughtery, of record in Instrument No. 20050826-0102607.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved ☐

This is improved ☑ property, known as 537 Holt Valley Rd., Nashville, TN 37221
(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 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.

BILL GARRETT, Davidson County
Trans:T20160033139 DEEDWARR
Recvd: 04/22/16 09:31 2 pgs
Fees:13.00 Taxes:666.00
20160422-0039187

Witness my/our hands this 15th day of April, 2016.

Michael Dubick

Ellen Dubick

State of Texas
County of Bexar

Personally appeared before me Michael Dubick and Ellen Dubick, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 10/02/2018

File No.: 10602

