WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Taylor Christie Norton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Taylor Christie Norton	Ameris Bank	Parcel ID:
125 Coventry Woods Dr.	1800 Parkway Place, Ste 820	052010A12500
Madison, TN 37115	Marietta, GA 30067	

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 acknowledged, we

Cassandra D. Hughes, Administratrix of the Estate of Antjuan L. Hughes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Taylor Christie Norton , 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:

Land in Davidson County, Tennessee, being Unit 125, Section One, Revised Coventry Woods-Phase 1, as shown on plat of record in Plat Book 6250, Page 567, Surveyors Certificate of Correction recorded in Book 6966, Page 370, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Antjuan L. Hughes by Special Warranty Deed from HSBC Bank USA, N.A., as Trustee for the Certificateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates, of record in Instrument 20120823-0075879, Register's Office for said County, dated July 26, 2012. The said Antjuan L. Hughes died intestate March 7, 2015. The Grantor herein executes this instrument as Administratrix of the Estate of Antjuan L. Hughes pursuant to the authority granted in the Probate Court of Davidson County, Tennessee, File No. 15P-764.

This conveyance is subject to Restrictions and By-Laws of record in Book 6966, Page 333, amended in Book 9665, Page 376; Instrument 20060929-0120911; and Book 9665, Page 575, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 567, Surveyors Certificate of Correction recorded in Book 6966, Page 370, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 125 Coventry Woods Dr., Madison, TN 37115

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 my hand this 20th day of May, 2016.

Estate of Antjuan L. Hughes

BY: Cassandra D. Hughes

Cassandra D. Hughes, Administratrix

BILL GARRETT, Davidson County
Trans:T20160042891 DEEDWARR
Recvd: 05/23/16 09:55 2 pgs
Fees:13.00 Taxes:259.00

20160523-0051149

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cassandra D. Hughes, Administratrix of the Estate of Antjuan L. Hughes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Administratrix of the Estate of Antjuan L. Hughes and as such Administratrix, he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of May, 2016.

My Commission Expires: 8/23/16

Notary Public

