BILL GARRETT, Davidson County
Trans:T20160044723 DEEDWARR
Recvd: 05/26/16 15:30 2 pgs
Fees:13.00 Taxes:1100.75
20160526-0053345

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0640

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of May, 2016

Notary Public
Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Barry A. Hudson 600 Garfield St #11 Nashville, TN 37208	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Island, SC 29707	081-08-0R-012.00 CO

WARRANTY DEED

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, I/WE,

Jennifer R. Johnson F/K/A Jennifer R. Stevens, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry A. Hudson

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 No. 11 as shown on the Plan of 600 Garfield, a Townhome Development, filed as Exhibit B to, and established by the Master Deed of record in Instrument Number 20081223-0122393, as amended in Instrument Number 20100517-0037813 and Instrument Number 20111116-0089694, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jennifer R. Stevens, a married woman, by Warranty Deed from Double A Development, LLC, a Tennessee Limited Liability Company, dated 10/15/10 and recorded 10/18/10 in Instrument Number 20101018-0083418, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other martial interest as contemplated by T.C.A. 260-2-307, or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 Garfield St #11, Nashville, TN 37208.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of May, 2016.

Jennifer R. Johnson

Jennifer R. Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer R. Johnson, a married woman** 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 and official seal at Brentwood, Tennessee this 19th day of May, 2016.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sarah Simmons

Notary Public
My Commission Expires: 5/8/2018

(Notary Seal)