PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160046417 DEEDWARR
Recvd: 06/02/16 10:16 2 pgs
Fees:13.00 Taxes:836.20
20160602-0055495

W & I Ref: (DM) Title No.: 58353
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
F. Odell Pullen Brenda Cheryl Hudson 508 Westward Winds Drive Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 14211011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$226,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie M. Webb, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Brenda C. Hudson and F. Odell Pullen, wife and husband, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Westward Winds of record in Book 3700, page 32, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same proeprty conveyed to Bonnie M. Webb, an unmarried woman by Warranty Deed from Joe T. Guinness and Cori Jill Guinness, husband and wife, dated August 30, 2010 and recorded on August 31, 2010 of record in Instrument No. 20100831-0069085, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 32, said Register's Office, which Plan shows a 30, foot minimum building setback line from Westward Winds Drive, and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 20 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as 508 Westward Winds Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2016.

Bonnie M Webb

Bonnie M. Webb

State of Tennessee

County of Davidson

On this 31st day of May, 2016, before me the undersigned authority, personally appeared Bonnie M. Webb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY M. VEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $226,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2016.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary

My Commission Expires: 10/18/2016