WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

DAVIDSON COUNTY
STATE OF TENNESSEE
NOTARY PUBLIC
SANDY BALENT

State of Tennessee
County of ~~Williamson~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
United Southern Properties, LLC	SAME AS NEW OWNER	07216003800
(NAME)	(NAME)	
1118 Cages Bend CT		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160059862 DEEDWARR
Recvd: 07/13/16 09:53 2 pgs
Fees: 13.00 Taxes: 834.35
20160713-0071627

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, **Deborah K. Mauldin and V. Gaye Hudson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **United Southern Properties, LLC,** 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. 50 on the plan of Burchwood Gardens, Section Two, of record in Book 2900, page 66, Register's Office for said County.
Said Lot No. 50 fronts 77 feet on the easterly side of Stratford Avenue and extends Back 134.9 feet on the northerly line and 150 feet on the southerly extends back 134.9 feet on the northerly line and 150 feet on the southerly line to a broken line in the rear, measuring 114.64 feet thereon.

Being the same property conveyed to V. Gaye Hudson and Deborah K. Mauldin, as joint tenants with the right of survivorship, by Quitclaim Deed from Felix Harvey Hudson, and wife, Beatrice T. Hudson, recorded on April 11, 2008, of record in Instrument No. 20080411-0037115, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 1805 Stratford Avenue, Nashville, TN 37216
(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.

Witness my/our hands this 11th day of July, 2016.

Deborah K. Mauldin

V. Gaye Hudson

State of Tennessee
County of Williamson

Personally appeared before me Deborah K. Mauldin and V. Gaye Hudson, 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 11th day of July, 2016.

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11400

