WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/16 14:55 2 pgs
Fees:13.00 Taxes:1158.10
20160816-0085494

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $313,000.00.

Affiant

Subscribed and sworn to me on August 12, 2016.

NOTARY PUBLIC

My Commission Expires: 9-10-18

ASHLEE D. RAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29232SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Andrew Hughes, III 1125 Meridian Street Nashville, TN 37207	SAME AS NEW OWNER	071-15-0-404.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mayibuye Monanabela, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Robert Andrew Hughes, III, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 13 on the Map of Crutcher Brothers Plan of Lots of record in Book 161, page 158, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mayibuye Monanabela, unmarried, by Warranty Deed dated December 5, 2007 from Ron Smith and wife, Karen Smith, of record as Instrument No. 20071218-0145081, Register's Office for Davidson County, Tennessee. Agreed Order of record as Instrument No. 20160811-0083756, Register's Office for Davidson County, Tennessee.

Subject property has not now nor has it ever been used as the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Plan of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.
3. Subject to matters shown on survey of Blue Ridge Surveying, Inc., dated December 11, 2007.

This property is also known as improved property located at 1125 Meridian Street, Nashville, TN 37207.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand(s) this 12th day of August, 2016.

M — bu la

Mayibuye Monanabela

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Mayibuye Monanabela to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on August 12, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 8-2-2020

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019