WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073730 DEEDWARR
Recvd: 08/24/16 09:14 2 pgs
Fees:13.00 Taxes:381.47
20160824-0088400

B-CJ-15-701-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,100.00.

Maurine Michele Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maurine Michele Hall	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	**142-10-0B-100.00-CO**
701 Barlin Court	**12001 N. Central Expressway, Suite 750**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3453	**Dallas, TX 75243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LYNNETTE HUGHES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAURINE MICHELE HALL, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 100, as shown on the Plan of Belle Pointe, Phase III, a Planned Unit Development, as of record in Book 6250, page 872, Register's Office for Davidson County, Tennessee, and as described by the Declaration of Covenants, Conditions and Restrictions as of record in Book 6689, page 292, said Register's Office, and made applicable to Phase III by instrument of record in Book 6819, page 164, said Register's Office, together with all easements, rights, and appurtenances to said lot granted in the aforesaid Declaration of Covenants, Conditions and Restrictions, as amended.

Being the same property conveyed to Lynette McDonald by Warranty deed from Lawrence D. Wilson of record in Book 9430, page 362, Register's Office for Davidson County, Tennessee, dated July 25, 1994 and recorded on August 08, 1994. Lynette McDonald is now known as Lynette Hughes. Said property is not the primary residence for the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2016 not yet due.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 872, and Plat Book 6250, Page 440, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6689, Page 772, as amended in Book 6702 ,Page 409, Book 6770, Page 814, Book 6774, Page 774, Book 6819, Page 164, Book 6862, Page 292, and Book 6959 Page 766, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Book 7409, Page 224, Book 7851, Page 215, Book 8016, Page 858, Book 9319, Page 443, Instrument Number 20020130-0013252, Instrument Number 20051027-0130021 and Instrument Number 20141202-0110210, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument Number 20140807-0071226, in the Register's Office for Davidson County, Tennessee.
- Quitclaim of Common Areas of record in Book 6862, Page 286, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Barlin Court , Nashville, Tennessee 37221-3453**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 22nd DAY OF AUGUST, 2016.

Lynnette Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNNETTE HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212