Davidson County	DEEDWARR
Recvd: 09/30/16 15:53	3 pgs
Fees:18.00 Taxes:969.40	
20160930-0103586	

WARRANTY DEED

KPG16-0905

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Sumner (13)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/23/19
(AFFIX SEAL)

ALICIA WILSON NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey McCain	Mortgage Investors Group	
905 Broadmoor Drive	8320 East Walker Springs Lane	
Nashville, TN 37216-1703	Knoxville, TN 37923	06107002800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COURTNEY HUDSON AND MATTHEW HUDSON, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELSEY MCCAIN, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs 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. 7, Block "I", on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daryl Murray and Glenda Murray by Warranty Deed from First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust, of record in Instrument No. 20131106-0115242, Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on November 6, 2013.

Being the same property conveyed to Courtney Cook, unmarried woman by Warranty Deed from Daryl Murray and Glenda Murray, of record in Instrument No. 20140822-0076702, Register's Office for Davidson County, Tennessee, dated August 20, 2014 and recorded on August 22, 2014.

Courtney Cook having since married and is now known as Courtney Hudson.

Matthew Hudson joins in this conveyance to convey any martial interest he may have, if any.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 905 Broadmoor Drive , Nashville, Tennessee 37216-1703
(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 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 29th day of September, 2016.

Courtney Hudson

Courtney Hudson

Matthew Hudson

Matthew Hudson

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of September, 2016, before me personally appeared Courtney Hudson and Matthew Hudson, wife and husband to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY