BILL GARRETT, Davidson County
Trans:T20160087838 DEEDWARR
Recvd: 10/05/16 15:03 2 pgs
Fees:13.00 Taxes:703.00
20161005-0105438

ZACHARY K. HUDSON

TO: ***WARRANTY DEED***

ASHLEY OLSON

THIS DEED OF REALTY, executed as of the 29th day of September, 2016, by Grantor, ZACHARY K. HUDSON, a married person, to Grantee, ASHLEY ~~AHSLEY~~ OLSON, an unmarried woman,

Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to her, and to her heirs and/or assigns forever, in fee simple, certain realty situated in Davidson County Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Ranchwood Estates, Section Three, of record in Plat Book 3300, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Zachary K. Hudson and wife, Elizabeth Chamberlain Hudson, by deed from Harold P. Balthrop, Jr. and wife, Kerri G. Balthrop, of record in Instrument No. 20071205-0141102, dated November 30, 2007, said Register's Office. Further being the same property conveyed to Zachary K. Hudson, by deed from Elizabeth Chamberlain Hudson, of record in Instrument No. 20110926-0074456, dated September 2, 2011, said Register's Office.
>
> AMANDA J. HUDSON joins herein to convey any and all right, title and interest she may have in and to the above referenced property by virtue of her marriage to the herein Grantor, Zachary K. Hudson.

That Grantor (1) covenants that he is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (1) 2016 taxes which have been prorated and are assumed by Grantee, (2) will forever warrant and defend the title unto Grantee and to her heirs and/or assigns against all lawful claims; subject, however, to all matters as shown on the above referenced plat of record in Plat Book 3300, Page 59; to restrictive covenants and conditions of record in Book 3797, Page 290; and to Sanitary Sewer Easement of record in Book 4530, Page 193, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

ZACHARY K. HUDSON Grantor

AMANDA J. HUDSON

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Zachary K. Hudson and Amanda J. Hudson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and ~~seal at~~ office on this 29th day of September, 2016.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 9/20/2017

Property Owners Name and Address:

ASHLEY
~~ALYSHEY~~ OLSON
401 Rosehill Court
Goodlettsville, TN 37072

Person Responsible for Payment of Taxes:

Same as owner

PROPERTY ADDRESS: 401 ROSEHILL COURT, GOODLETTSVILLE, TN 37072
Map and Parcel No. 025-07-0-024.00

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $190,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of September, 2016.

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Notary Public
My Commission Expires: 2/25/20

This instrument was prepared by:
Christina M. Bartee
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172