BILL GARRETT, Davidson County
Trans: T20160088590 DEEDWARR
Recvd: 10/07/16 11:11 2 pgs
Fees: 13.00 Taxes: 1032.30
20161007-0106333

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 3RD DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-22-20

(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus K. Hughes and Jane L Hughes, Husband and Wife	Regions Bank	01500016200
7520 Whites Creek Pk. (ADDRESS)	P.O. Box 200401 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Florence, SC 29502-0401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David W. Cherry and wife, Phyllis E. Cherry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcus K. Hughes and Jane L Hughes, Husband and Wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY G & G ENGINEERING COMPANY, ON NOVEMBER 2, 1968, AS FOLLOWS:

BEGINNING AT A POINT, THIS POINT BEING AN IRON PIN, 30 FEET EAST OF THE CENTER LINE OF THE SPRINGFIELD HIGHWAY, APPROXIMATELY 651 FEET NORTHWEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SPRINGFIELD HIGHWAY; THENCE NORTHWESTERLY 160 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SPRINGFIELD HIGHWAY TO AN IRON PIN; THENCE NORTH 79 ° 16' EAST 1312.0 FEET TO AN IRON PIN; THENCE SOUTH 02° 30' EAST 152.3 FEET ALONG A FENCE, BOUNDED BY THE J. T. REEVES PROPERTY TO AN IRON PIN; THENCE SOUTH 79° 16' WEST 1235.2 FEET TO AN IRON PIN; THIS BEING THE POINT OF BEGINNING, CONTAINING 4.6 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DAVID W. CHERRY AND WIFE PHYLLIS E. CHERRY, BY DEED FROM EDWIN L. BEEM AND WIFE LAURA R. BEEM, OF RECORD IN INSTRUMENT NO. 20091030-0100173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7520 Whites Creek Pike, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 3rd day of October, 2016.

David W. Cherry

Phyllis E. Cherry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David W. Cherry and wife, Phyllis E. Cherry, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2016.

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7/24/18

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072