WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 223,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
M. Brandon Mauldin	Pinnacle Bank	Parcel ID:
4409 Dakota Avenue	150 3rd Avenue South; Ste 900	09213025100
Nashville, TN 37209	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Thomas R. Hughes, Jr. and wife, Barbara J. Hughes

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
M. Brandon Mauldin , unmarried and Emily Jane Kitos, unmarried, as tenants in common with*
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
*right of survivorship

BEING Lot No. 81 on the Plan of a Re-Subdivision of Charlotte Park, Section Addition Extended, Block 33, as of record in Book 2330, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the northerly side of Dakota Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Thomas R. Hughes, Jr. and wife, Barbara J. Hughes by deed from Alex Bonner, of record in Book 7359, Page 806, dated September 21, 1987, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2330, Page 135, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3806 Dakota Avenue, Nashville, TN 37209

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

Witness our hands this 21st day of November, 2016.

Thomas R. Hughes, Jr.

Barbara J. Hughes

BILL GARRETT, Davidson County
Trans: T20160103384 DEEDWARR
Recvd: 11/22/16 13:43 2 pgs
Fees: 13.00 Taxes: 825.84

20161122-0123352

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 21st day of November, 2016.

My Commission Expires: 3/10/19

Notary Public

