BILL GARRETT, Davidson County
Trans:T20160109260 DEEDWARR
Recvd: 12/13/16 10:00 2 pgs
Fees:13.00 Taxes:301.55
20161213-0130431

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $81,500.00. Affiant Subscribed and sworn to before me, this 29th day of November, 2016. Notary Public My commission expires: 5/25/17

DANIELLE MARIE CRANE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Thomas	Same as above	074-16-0-062.00
227 Bonnabrook Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Bobbye Hudson, Brittany Hudson, and Christopher Hudson, and Tammy Karain

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Thomas

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 423 on the Plan of Section Five, Hermitage Hills of record in Plat Book 3300, Page (s) 1 and 2, 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 Haley Hudson, unmarried, by Warranty Deed from George Lynn Davenport and wife, Evelyn H. Davenport, of record in Book 5252, page 447, in the Register's Office for Davidson County, Tennessee; the said Haley Hudson (aka Haley Young Hudson) having since died testate and by his Last Will and Testament of record in Will Book 214, page 735, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the subject property was devised to Robert Howell Hudson, (also see said Will of record in Book 11146, page 124, in the said Register's Office); the said Robert Howell Hudson having since died intestate on January 25, 2007, survived by his wife, Bobbye Hudson, and his children, Tammy Karain, Christopher Hudson, and Brittany Hudson, his sole heirs at law, as evidenced by Affidavit of Heirship being recorded simultaneously herewith.

This is x improved ☐ unimproved property known as **227 Bonnabrook Drive, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 1 and 2, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3222, Page 154, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of November, 2016.

Bobbye Hudson

Brittany Hudson

Christopher Hudson

Tammy Karain

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Christopher Hudson and Tammy Karain, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

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

Notary Public
My Commission Expires: 5/20/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Bobbye Hudson and Brittany Hudson, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of ~~November~~ December, 2016.

Notary Public
My Commission Expires: 5/20/17

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

SolomonParks File No. 2163365