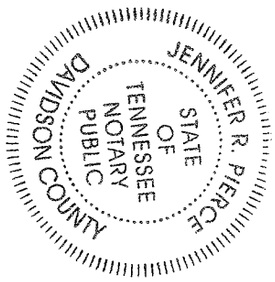
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/17 15:11 2 pgs
Fees:13.00 Taxes:943.13
20170112-0003825



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$254,900.00.**

Affiant

Subscribed and sworn to before me this 5th day of January, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kristi Dionne Hancock	CU Members Mortgage, a division of Colonial Savings, F.A.	053-11-0-039.00
107 Hamblen Avenue	4100 Newport Place Suite 280	
Old Hickory, TN 37138	Newport Beach, CA 92660	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew Hudgens and wife, Olena Hudgens**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristi Dionne Hancock, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lots 7 and 8 and property in the rear of Lots 7 and 8 and 9, in Block "D" on Map entitled Subdivision Map 3, of the Life and Casualty Insurance Company property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, Page 11, said Register's Office, and more particularly described as follows:

Beginning at the common corner of Lots 6 and 7, in Block "D" on the northerly side of Hamblen Avenue and running back along the line between Lots 5 and 7, 175 feet, and continuing in the same direction 165 feet, more or less, to the southerly margin of the T.C. Railroad right-of-way and running easterly along the line of the T.C. Railroad right-of-way 180 feet; thence southerly in a straight line to the common corner between Lots 9 and 10 in Block "D"; thence westerly 60 feet along the rear of Lot No. 9 to the corner, and thence southerly along the line between Lots 8 and 9, 37 feet to a point; thence westerly 70 feet to a point; thence southerly 138 feet to the northerly margin of Hamblen Avenue and thence westerly along the northerly line of Hamblen Avenue 50 feet to the point of beginning.

Being the same property conveyed to Matthew Hudgens and wife, Olena Hudgens from Ferrell Realty, LLC, by Warranty Deed on August 8, 2014, of record in Instrument Number 20140811-0071917, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting names of record in Instrument Number 20140822-0076814, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20160302-0019905, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **107 Hamblen Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 5, 2017.

Matthew Hudgens

Olena Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Hudgens and Olena Hudgens** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 5, 2017

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.