Davidson County	DEEDWARR
Recvd: 03/21/17 12:55	3 pgs
Fees:18.00 Taxes:1498.50	
20170321-0027513	

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of March, 2017.

Notary Public
My commission expires: 04/06/2020

HILLARY A. FAITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires April 6, 2020

04-1702-56339

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Thomas F. Hughes 3138 Brookview Forest Drive Nashville TN 37211	Same Address as New Owners	180-04-0-B-168.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robin A. Bartlett, married and Lisa M. Bartlett n/k/a Lisa M. Crowley, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas F. Hughes and Melissa D. Hughes, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Brookview Forest, Phase V, of record in Instrument No. 20090309-0021109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Bartlett, an unmarried woman and Lisa M. Bartlett, an unmarried woman by deed from Drees Premier Homes, Inc., dated April 30, 2012, recorded May 4, 2012, of record in Instrument No. 20120504-0038487, Register's Office for Davidson County, Tennessee.

Kevin Bowling, spouse of Grantor Robin A. Bartlett, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

Ryan Crowley, spouse of Grantor Lisa M. Bartlett n/k/a Lisa M. Crowley, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3138 Brookview Forest Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20th day of March, 2017.

Robin A. Bartlett

Lisa M. Crowley

Kevin Bowling

Ryan Crowley

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robin A. Bartlett, Lisa M. Crowley, Kevin Bowling and Ryan Crowley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 20th day of March, 2017.

Notary Public
State of Tennessee at Large

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

True Copy Certification

I, JUSTIN HALL 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 TENNESSEE

County of WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

HILLARY A. PATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF