# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030127 DEEDWARR
Recvd: 04/10/17 14:22 2 pgs
Fees:13.00 Taxes:802.90
20170410-0034944

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MY COMMISSION EXPIRES ~~OCTOBER 14, 2015~~

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 10/14/20
(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: |
|---|---|---|
| Brendon Edward Brauer | Brendon Edward Brauer | Parcel ID: |
| 2525 Wewatta Way Apt 523 | 2525 Wewatta Way Apt 523 | 11906011400 |
| Denver, CO 80216 | Denver, CO 80216 | |

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

**Earl Ray Hudgens, Jr. and Debra Fay Stover, f/k/a Debra Fay Diehl and Mary Carol Charlton, Devisees under the Will of Earl Ray Hudgens, Sr.**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Brendon Edward Brauer and William Curtis Brauer, joint tenants with right of survivorship**
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:

BEING Lot No. 202, on the Map of Sterling Heights, Section Five, as of record in Book 1835, Page 37, Register's Office for said County.

Said Lot No. 202 fronts 75 feet on the south side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Earl R. Hudgens and wife, Mary Evelyn Hudgens, by deed from Donald P. Sumner and wife, Sarah M. Sumner, of record in Book 2544, page 600, said Register's Office, dated June 15, 1956. The said Mary Evelyn Hudgens died January 3, 2011, and title vested in Earl R. Hudgens, as surviving tenant by the entirety. The said Earl R. Hudgens died testate on May 22, 2015, and the Will was admitted to Probate as Probate No. 15P1297 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees under the Will of Earl R. Hudgens.

This conveyance is subject to Restrictive Covenants of record in Book 1914, Page 500, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1835, Page 37, said Register's Office.

The said Debra Fay Stover being one and the same person as Debra Fay Diehl and Debra Fay Windsor.

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 63 Valeria Street, Nashville, TN 37210

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 7th day of April, 2017.

The Estate of Earl Ray Hudgens, Sr.
By:

Earl Ray Hudgens, Jr., Devisee

Debra Fay Stover, f/k/a Debra Fay Diehl, Devisee

Mary Carol Charlton, Devisee

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 Earl Ray Hudgens, Jr., Debra Fay Stover, and Mary Carol Charlton, Devisees under the Will of Earl Ray Hudgens, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is a Devisee under the Will of Earl Ray Hudgens, Sr. and as such Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee this 7th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.