BILL GARRETT, Davidson County
Trans:T20170041043 DEEDWARR
Recvd: 05/15/17 10:32 2 pgs
Fees:13.00 Taxes:506.90
20170515-0047824

SUMNER COUNTY TENNESSEE STATE OF NOTARY PUBLIC TRUDY MILLIKEN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Dave Rast
Affiant

Subscribed and sworn to before me this 12 day of May, 2017.

Notary Public

My commission expires: 8/28/2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Allen Rast **Tami Jo Rast**	CMG Mortgage	**07408016600**
152 Bonnafield Drive	3160 Crow Canyon Rd #400	
Hermitage, TN 37076	San Ramon CA 94583	

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 ACKNOWLEDGE, WE,

Howard E. Hughes and wife, Beverly Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Allen Rast and Tami Rast, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 903 on the plan of Hermitage Hills, Section VIII, of record in book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Howard E. Hughes and wife, Beverly Hughes and Gladys Simpson, from Stephen Fouche, by Warranty Deed dated June 23, 2006, of record in Instrument No. 20060629-0077802, Register's Office for Davidson County, Tennessee. Gladys Simpson having died on 5/1/2016, leaving Beverly Ann Simpson Hughes and Robert Wells Simpson as her heirs at law, as evidenced by the Affidavits of Heirship of record in Instrument Nos. 20170515-0047822 [redacted], Register's Office for Davidson County, Tennessee. Robert Wells Simpson conveyed his interest in the property to Beverly Hughes and husband, Howard E. Hughes by Quitclaim Deed dated August 3, 2016, of record in 20170515-0047823 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Restrictions of record in Book 3643, page 242 said Register's Office.

All matters as shown on the plat of record in Plat Book 3600, page 24, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 152 Bonnafield Drive, Hermitage, TN 37076.

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 in 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 my/our hand(s) this 12th day of May, 2017.

Howard E. Hughes

Beverly Hughes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Howard E. Hughes and Beverly Hughes, the within named Grantor(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.

Witness my hand, at office, this 12th day of May, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: DEC 27 2017