WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/17 16:12 3 pgs
Fees:18.00 Taxes:939.80
20170621-0062703

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Stephanie Poage, Tiago Title, LLC, 4700 South Syracuse Street, Suite 420, Denver, CO 80237
File No.: 17-01117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rufus Hudson, Jr and Sherry Hudson, husband and wife	Rufus Hudson, Jr and Sherry Hudson, husband and wife	
(NAME) 2329 Haskell Drive	(NAME) 2329 Haskell Drive	174110A23000CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Four Thousand And No/100 Dollars ($254,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT J. DERVELOY, IV AND BRIANNE M. BRUCKER DERVELOY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUFUS HUDSON, JR AND SHERRY HUDSON, 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:

Being Lot 329, on the Plan of Cane Ridge Farms, Phase Four of record as Instrument No. 20030721-0101773; as amended by Surveyor's Certificate of Correction in Instrument No. 20010815-0088370, said Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Robert J. Derveloy, IV and Brianne M. Brucker Derveloy, Husband and Wife, by Warranty Deed from Mark E. Hickman and Julia D. Hickman, Husband and Wife, dated August 25, 2014, recorded August 26, 2014 at Instrument No. 20140826-0077838, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2329 Haskell Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Robert J. Derveloy, IV and Brianne M. Brucker Derveloy this 8 day of June, 2017.

Robert J. Derveloy, IV

Brianne M. Brucker Derveloy

STATE OF GEORGIA,
COUNTY OF Fulton

On this 8 day of June, 2017, before me personally appeared Robert J. Derveloy, IV and Brianne M. Brucker Derveloy to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Fulton County, Georgia this 8 day of June, 2017.

Commission Expires: 3-15-21

YASHICA SCOTT NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 15, 2021

Notary Public

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, 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: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017