THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512104**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2017. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Harrison Hudson and Rachel Leach Hudson 906 Neuhoff Lane Nashville TN 37205	New Owner	Tax Parcel ID No. 129-11-0-076.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel A. Barocas and Adina Cogan Barocas, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Rachel L. Hudson and Harrison Hudson, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 247, as shown on the map entitled Section 1, Warner Park Valley, of record in Plat Book 3600, pages 12-14, amended in Book 3702, page 465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANIEL A. BAROCAS and ADINA COGAN BAROCAS, husband and wife, by deed from JAMES ROBERT ESTEPP and wife, DONNA PARRISH ESTEPP, of record in Instrument No. 20070625-0075577, dated June 22, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 129-11-0-076.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 3600, pages 12-14 and amended in Book 3702, page 465, said Register's Office.

This is improved property located at 906 Neuhoff Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170058920 DEEDWARR
Recvd: 07/10/17 15:55 2 pgs
Fees:13.00 Taxes:1295.00
20170710-0069364

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2017.

Daniel A Barocas by Adina Cogan Barocas his attorney in fact

Daniel A. Barocas by Adina Cogan Barocas , his Attorney-in-Fact

Adina Cogan Barocas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adina Cogan Barocas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for ~~Erica A. Maxxxxx~~ *, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

*Daniel A. Barocas

Witness my hand, at office, this 7th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the underwigned, a Notary Public in and for said County and State, aforesaid, Adina Cogan Barocas, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 7th day of July, 2017.

Notary Public

My commission expiers:_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018