WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 TH DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21

(AFFIX SEAL)

STEVEN PAUL DISSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law
201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HAPPY HOMES LLC	HAPPY HOMES LLC	50 14 178 12 DZ 31635
(NAME) 141 MCNIEL DRIVE	(NAME) 141 MCNIEL DRIVE	
(ADDRESS) MURFREESBORO, TN 37128	(ADDRESS) MURFREESBORO, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, HAPPY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE ESTATE OF HERBERT HUDSON, SR., ALICE M. DUNLAP AS PERSONAL REPRESENTATIVE, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAPPY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 294 ON THE PLAN OF PARKWOOD ESTATES, SECTION 2, OF RECORD IN PLAT BOOK 3300, PAGE 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HERBERT HUDSON, UNMARRIED, BY DEED FROM JOHN E. CLAYBON AND WIFE, ERMA A. CLAYBON, OF RECORD IN BOOK 9327, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. HERBERT HUDSON, SR., HAVING DIED AND LAST WILL AND TESTATMENT IN PROBATE OF DAVIDSON COUNTY, TENNESSEE AT PROBATE CASE NUMBER 17P15, AND ORDER TO APPROVE SALE OF REAL PROPERTY, DATED JULY 14, 2017, AND ENTERED JULY 14, 2017, PROBATE CASE NUMBER 17P15, PROBATE COURT, DAVIDSON COUNTY, TENNESEE.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as

3219 CYNTHIA LANE, NASHVILLE, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20170067870 DEEDWARR
Recvd: 08/07/17 10:48 2 pgs
Fees: 13.00 Taxes: 543.90

20170807-0080416

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 31st day of July, 2017.

ESTATE OF HERBERT HUDSON, SR.

BY: Alice M. Dunlap

ALICE M. DUNLAP, PERSONAL REPRESETNATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, ALICE M. DUNLAP, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HERBERT HUDSON, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged that she is the personal representative of THE ESTATE OF HERBERT HUDSON, SR. and as such, personal representative of THE ESTATE OF HERBERT HUDSON, SR., that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 31st day of July, 2017.

Notary Public

My Commission Expires: WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 3, 2020

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219