Davidson County DEEDWARR
Recvd: 08/21/17 11:14 3 pgs
Fees:18.00 Taxes:684.50
20170821-0085587

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHERI D BAYER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Ashley C. Hudson	Ashley C. Hudson	165 09 0A 058.00
(NAME)	(NAME)	
1952 Port James Cir.	1952 Port James Cir.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stacey Lynn Sheldon**, an unmarried woman, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashley C. Hudson**, unmarried, 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. 72 on the Plan of Section Two, Lakewood Village, of record in Instrument No. 200002150015148, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Stacey L. Swanson by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated August 17, 2010 and recorded September 27, 2010 as Instrument No. 20100927-0076616, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Stacey Lynn Sheldon, formerly known as Stacey Lynn Swanson and Stacey L. Swanson by Quitclaim Deed from Eddie James Swanson dated May 1, 2017 and recorded May 2, 2017 as Instrument No. 20170502-0043275, in said Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Stacey Lynn Swanson and Eddie James Swanson filed in Third Circuit Court for Davidson County, Tennessee, Docket No. 16D1921, of record in Instrument No. 20170208-0013305, Register's Office for Davidson County, Tennessee, restored seller's name to her maiden name of Stacey Lynn Sheldon.

File Number: NAT-175392SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1952 Port James Cir., Antioch, TN 37013

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, has 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 17 day of August, 2017.

Stacey Lynn Sheldon

STATE OF TEXAS

COUNTY OF Bexar

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stacey Lynn Sheldon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 of August, 2017.

Notary Public

My Commission Expires: 03/01/2020

(SEAL)

MENR AFARK SHAFAJI S DEN
Notary Public, State of Texas
Comm. Expires 03-01-2020
Notary ID 13056222?

File Number: NAT-175392SSO

True Copy Certification

I, Jason Nguyen, 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 Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission Expires: _____

{Notary' Seal}