STATE OF Tennessee }
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF Oct, 2017

NOTARY PUBLIC

My Commission expires: 2/8/18

L. BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17090025

Address of New Owner
Darren Hinds
Cynthia A. Hinds
4628 Sandy Creek Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
155-15-0A-046.00

Bill Garrett Davidson County
Batch# 19519 DEEDWARR
10/30/2017 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20171030-0111243

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **James J. Hughey and Lana Hughey, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Darren Hinds and Cynthia A. Hinds, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 478, Register's Office for Davidson County, Tennessee.

Said Lot No. 46 fronts 56.00 feet on the easterly margin of Sandy Creek Road and extends back 109.96 feet on the northerly line and 98.99 feet on the northerly line to a dead line in the rear, measuring 155.69 feet thereon.

Being the same property conveyed to James J. Hughey and Lana Hughey, husband and wife, by Warranty Deed from Carol A. Maxwell and Mark H. Maxwell, in the amount of $226,500.00, dated 06/09/05 and recorded on 06/16/05 in Instrument No. 20050616-0069025, Register's Office for Davidson County, Tennessee.

Property address: 4628 Sandy Creek Road, Nashville, TN 37221

This is property generally located:
4628 Sandy Creek Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 7900, Page 478, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions and By-Laws, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record Book 7701, Page 290, and amended in Book 8349, Page 43, Book 8517, Page 992, and Book 8810, Page 840, said Register's Office.
4. Base Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions of record in Book 7701, Page 290, in said Register's Office.
5. Easements as set forth in the Declaration of Covenants, Conditions and of record in Book 7701, Page 290, in said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **James J. Hughey and Lana Hughey** has/have caused this instrument to be executed, this the 30 day of Oct, 20 17.

James J. Hughey

Lana Hughey

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **James J. Hughey and Lana Hughey,** 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.

This the 30 day of Oct, 20 17

My commission Expires: 2/28/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 30 day of Oct, 2017



Notary's Signature

My Commission Expires: 8/25/18

