WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0288-400917B

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$295,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 7th DAY OF November, 2017

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rena Ooi	First Community Mortgage, Inc	181010A18700CO
(NAME)	(NAME)	
7057 Sugarplum Road	262 Robert Rose Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 24437 **DEEDWARR**
11/09/2017 01:38:59 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20171109-0115580

THIS INDENTURE, made and entered into this 9th day of October 2017, by and between **Bradley R. Hudson,** party of the first part and **Rena Ooi, a single woman,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 127 on the Plan of Section Five, Sugar Valley, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bradley R. Hudson by Warranty Deed from Shane R. Callahan, unmarried and Samantha Callahan, unmarried, dated September 25, 2014 and recorded October 1, 2014 of record in Instrument No. 20141001-0090648, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

For reference purposes, this property is also known as: 7057 Sugarplum Road, Nashville, TN 37211

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

BRADLEY R. HUDSON

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRADLEY R. HUDSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9 day of October 2017

Commission expires: 09/15/2018

Notary Public

EXHIBIT B

All matters shown on the plat of record in Instrument No. 20001204-0118880, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Book 11069, Page 14, Instrument No. 20001205-0119527 and Instrument No. 20150602-0051014, By-Laws recorded as Book 11069, Page 24 and Supplement recorded as Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Dedication of Easement recorded in Instrument No. 20010404-0032941 in the Register's Office of Davidson County, Tennessee.

Dedication of Perpetual Easement for Entrance Wall recorded in Instrument No. 20040205-0014018 in the Register's Office of Davidson County, Tennessee.

Quitclaim Deed to Sugar Valley Homeowners' Association, Inc., recorded in Instrument No. 20130523-0052431 in the Register's Office of Davidson County, Tennessee.

Charter and Articles of Incorporation of Sugar Valley Homeowners' Association, Inc., recorded as Book 11069, Page 6, Register's Office for Davidson County, Tennessee.

Quitclaim deed to Sugar Valley Homeowners' Association, Inc., recorded as Instrument No. 200004250041128, Register's Office for Davidson County, Tennessee.