WARRANTY DEED

Bill Garrett Davidson County
Batch# 29566 **DEEDWARR**
11/27/2017 09:56:48 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20171127-0120411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th Day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: July 13, 2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite 1, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashley Bush and Justin Belcher	CMG	053 08 0 075.00
(NAME)	(NAME)	
2400 Elliott Dr.	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty Thousand And No/100 Dollars ($140,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy Desiree Houghton, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ashley Bush and Justin Belcher, wife and husband**, 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:

Being Lot No. 1, Block No. 3 Plan of Dabbs and Elliot's subdivision No.1 at Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the southerly side of Elliot Avenue and runs back between parallel lines along the easterly margin of 24 Street 100 feet to a dead line.

Being the same property conveyed to John R. Houghton and wife, Joy P. Houghton by Warranty Deed from James D. Pierce and wife, Eva M. Pierce dated October 19, 1967 and recorded October 30, 1967 in Book 4185, Page 261, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ms. Judy Desiree Houghton by Quitclaim Deed from Judy Desiree Houghton, as Administrix, on behalf of the Estate of Joyce Patricia Houghton dated November 19, 2015 and recorded November 23, 2015 as Instrument No. 201511230118552, in said Register's Office for Davidson County, Tennessee.

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.

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unimproved ☐

This is improved ☒ property, known as 2400 Elliott Dr., Old Hickory, TN 37138

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 16th day of November, 2017.

Judy Desiree Houghton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Judy Desiree Houghton, 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 16th of November, 2017.

Notary Public

My Commission Expires: 9-20-21

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-177765SSO