Bill Garrett Davidson County
Batch# 48843 DEEDWARR
01/18/2018 11:00:30 AM 2 pgs
Fees: $13.00 Taxes: $412.55
20180118-0005260

WARRANTY DEED

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $111,500.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 9th day of January, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 617 Blackstone Avenue Trust	SAME	052-2-0-162.00
P.O. Box 160772		
Nashville, TN 37216	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Everett Hughes, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 617 Blackstone Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 6 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 6 fronts 100 feet on the northerly side of Blackstone Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Charles Thomas Hughes and wife, Thelma Potts Hughes, by deed from , on November 20, 1968, of record in Book 4288, page 24, Register's Office for Davidson County, Tennessee. Charles Thomas Hughes having died, leaving said property to Thelma Potts Hughes by right of survivorship. And further conveyed to Thelma Potts Hughes, unmarried and Charles Everett Hughes, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from Thelma Potts Hughes on August 20, 2017 of record in Instrument Number 20170821-0085571, said Register's Office. The said Thelma Potts Hughes having since died, leaving said property to Charles Everett Hughes by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 1130, page 85, Register's Office Davidson County, Tennessee.

This is improved property known as: **617 & 619 Blackstone Avenue, Madison, TN 37115**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 9, 2018.

Charles Everett Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Everett Hughes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 9, 2018

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201801180005260