30540-8 Box 14

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Jessica P. Puckett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2018.

Anna Agee
Notary Public
MY COMMISSION EXPIRES: 5-8-18
File No. G18-1078D

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 64916 DEEDWARR
03/05/2018 09:03:10 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20180305-0020238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elaine S. Taubin and Mary B. Cornelius, Spouses married to each other (NAME) 8960 Sawyer Brown Road (STREET ADDRESS) Nashville, TN 37221 (CITY) (STATE) (ZIP)	New Owners (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	142-09-0F-311.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Howard E. Hudgins, Unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine S. Taubin and Mary B. Cornelius, Spouses married to each other,** 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 Unit No. 8960 together with the Carport designated No. 8960-C of FINAL PLAT, RIVER PLANTATION, PHASE II, SECTION VIII, A HORIZONTAL PROPERTY REGIME, established by Master Deed of record in Book 7417, Page 396, the Plat of which is of record in Book 6900, page 514-517, and as amended in Book 6900, pages 654-657, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Howard E. Hudgins from Adelaide F. Coyle, a single person, by Deed dated June 28, 2005, as Instrument No. 20050701-0076396, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7389, page 924 and Instrument No. 20170921-0096904, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 514 and amended in Book 6900, page 654, Register's Office for Davidson County, Tennessee.

4. Subject to all matters shown on boundary plat as recorded in Book 6900, page 397 and as corrected in Book 8123, page 690, Register's Office for Davidson County, Tennessee.

5. Master Deed as recorded in Book 7417, page 396, Register's Office for Davidson County, Tennessee.

6. TVA Easements as recorded in Book 2277, page 619 and Book 3028, page 605, Register's Office for Davidson County, Tennessee.

7. Charter of Homeowner's Association of record in Book 7402, page 591, Register's Office for Davidson County, Tennessee.

8. Perpetual Easement as recorded in Book 7400, page 792, Register's Office for Davidson County, Tennessee.

9. Stormwater Detention Agreement as recorded in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8960 Sawyer Brown Road, Nashville, TN 37221.

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, have 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. Whenever 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 my/our hand(s) this 2nd day of March, 2018.

X _____
Howard E. Hudgins

March 02, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Howard E. Hudgins, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of March, 2018.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066