STATE OF Tenn }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF August, 2018.

NOTARY PUBLIC

My Commission expires: 2/25/20

JOANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18070014

Address of New Owner
Jeffrey D. Carson
Cara C. Carson
6650 Upton Lane
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
102-07-0-121.00

Bill Garrett Davidson County
Batch# 129608 DEEDWARR
08/16/2018 08:22:15 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20180816-0081029

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, **Helen Hudson Claughton, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jeffrey D. Carson and Cara C. Carson, 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. 29 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, Page 91, as amended in Book 4115, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to George D. Hudson and wife, Evelyn W. Hudson, by Warranty Deed from Reynold Bubis, Trustee, dated 10/12/1966 and recorded on 10/17/1966 in Book 4068, Page 580, Register's Office for Davidson County, Tennessee. George D. Hudson having since died on or about June 20, 1979 leaving Evelyn W. Hudson as surviving tenant by the entirety. Evelyn W. Hudson having since died testate on or about May 14, 1992, pursuant to the Last Will and Testament of Evelyn Washer Hudson, Docket No. 100343, said property was devised to Helen Hudson Claughton and George D. Hudson (aka George D. Hudson, Jr.). Also see Quitclaim Deed dated 01/11/1993 of record in Book 8850, Page 980, RODCT. George D. Hudson, Jr., conveyed his one-half undivided interest to Hugh Claughton, Sr., by Quitclaim Deed dated 01/20/1993 of record in Book 8850, Page 982, RODCT. Hugh Claughton, Sr., conveyed his interest to Helen Claire Claughton, by Quitclaim Deed dated 08/22/1997 of record in Book 10579, Page 478, RODCT.

**Helen Hudson Claughton and Helen Claire Claughton are one and the same person.

This is property generally located:
6650 Upton Lane, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2018 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 3700, Page 91, as amended in Book 4115, Page 975, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 4065, Page 67, as amended in Book 4142, Page 166, 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, **Helen Hudson Claughton** has/have caused this instrument to be executed, this the 10 day of August, 2018.

Helen Hudson Claughton

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Helen Hudson Claughton,** 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 10 day of August, 2018.

My commission Expires: 8/25/18

NOTARY PUBLIC

