WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2018.

Notary Public
COMMISSION EXPIRES: 5-6-19

(Affix Seal)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MAY 6, 2019

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 134251 DEEDWARR
08/28/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20180828-0085351

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Marion Hudson Jr. Wendy Lillian Hudson	New Owner	131-08-0D-104.00-C
(NAME)	(NAME)	
104 Park Glen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **James R. Griggs,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Marion Hudson Jr. and Wendy Lillian Hudson, husband and wife,** 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:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 104 of Park Glen Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 188 and as Exhibit "C" and Exhibit "D" to the Master Deed of record in Book 6578, page 379, said Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to James R. Griggs by Deed dated July 30, 1999 ($265,000.00) from Duane Alan Scott and spouse, Nell Christine Scott, recorded July 30, 1999, in Book 11596, Page 355, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 104 Park Glen (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (Postal Zip)

File No.: 274-18
Warranty Deed Individual LES rev. 08-2018

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. 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 24th day of August, 2018.

James R. Griggs by Katherine Carson Griggs Attorney-in-fact

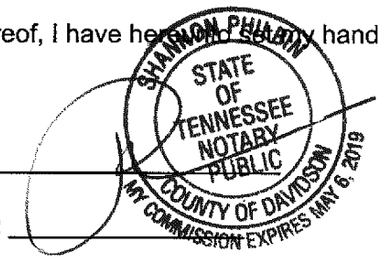
James R. Griggs by Katherine Carson Griggs, his
Attorney-In-Fact

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Katherine Carson Griggs with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named James R. Griggs and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, she executed the foregoing instrument as his free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 24th day of August, 2018.



Shannon Philbin

Commission Expires: _____

201808280085351

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett, III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

