ADDRESS NEW OWNERS and
SEND TAX BILLS:
MARK CAIN, JOHN SCOTT CAIN,
and JONATHAN EDWIN CAIN
766 Rivergate Parkway
Goodlettsville, TN 37072

Karen Y Johnson Davidson County
Batch# 136739 DEEDWARR
09/04/2018 03:34:49 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20180904-0087489

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
44 - 1 - 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KENNETH D. HUDGENS, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to MARK EDWARD CAIN, JOHN SCOTT CAIN and JONATHAN EDWIN CAIN, as tenants in common with right of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being the southeasterly 71.4 feet fronts and 147.74. feet rear of Lot 46 on the unrecorded Map of Scenic View Subdivision, being designated as Lot "X" on the unrecorded sub-division of certain lots in said plan and described according to a survey thereof made August 17, 1959. Said Lot No. "X" begins at a point in the southwesterly margin of Keeton Avenue, 50.8 feet southeast from the common corner of Lots 48 and 49; thence along the margin of said Avenue, south 46 deg. 10' east 71.4 feet to a point at the original southeast corner of Lot 49; thence along the line of the same, south 38 deg. 20' west 61.4 feet; south 11 deg. 18' west 129 feet to the corner of Lots 66 and 49; thence with the line between said lots, north 46 deg. 29' west 147.74 feet to a point; thence north 43 deg. 52' east 170.08 feet to the point of beginning.

Being the same property conveyed to Betty Jean Hudgens and husband, Kenneth D. Hudgens by Quitclaim Deed from George V. De Moss, Trustee, of record in Book 5586, Page 56, Register's Office for Davidson County, Tennessee. Betty Jean Hudgens having died on December 9, 2015.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 342 Keeton Ave, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 30 day of August, 2018.

Kenneth D. Hudgens

KENNETH D. HUDGENS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KENNETH D. HUDGENS, the within named bargainor 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 at office this 30 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989