BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147196 **DEEDWARR**
10/01/2018 10:36:17 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20181001-0096904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hughes and Elisabeth Hughes	New Owner	
(NAME)	(NAME)	
4520 Shys Hill Road		131-11-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **GLORIA BURTON HOOD, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER HUGHES AND ELISABETH HUGHES, 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:

The land described herein is situated in the State of Tennessee, County of Davidson, and described as follows:

Being Lot No. 60 on the Plan of Section 1, Seven Hills, as of record in Book 2133, Page 81 and 82, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Alan M. Rowley and wife, Elizabeth Rowley to Paul E. Hood and wife, Gloria B. Hood, as recorded on the 3th day of October, 1962 in Deed Book 3437, Page 3, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Gloria B. Hood to The Gloria B. Hood Revocable Living Trust, dated November 9th, 2010, Gloria B. Hood, Trustee, as recorded on the 17th day of November, 2010 in Instrument No. 20101117-0092100, said Register's Office. Paul E. Hood died on November 22, 2004 leaving Gloria B. Hood as sole surviving Tenant by the Entirety.

Being the same property conveyed by Quit Claim Deed from Gloria B. Hood, as Trustee of the Gloria B. Hood Revocable Living Trust dated November 8, 2010 to Gloria Burton Hood, an unmarried woman, as recorded on the 6th day of March, 2014 in Instrument No. 20140306-0018991, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4520 Shys Hill Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 27 day of September, 2018

Gloria Burton Hood

GLORIA BURTON HOOD

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 Gloria Burton Hood, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of September, 2018.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public