Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1881

Karen Y Johnson Davidson County
Batch# 161367 DEEDWARR
11/15/2018 02:08:07 PM 2 pgs
Fees: $13.00 Taxes: $769.60
20181115-0112668

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of November, 2018

Notary Public

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 238 Swift Dr Trust PO Box 160071 Nashville, TN 37072	SAME AS BUYER	018-12-0-006

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Charles E. Hughes, Administrator of Estate for Thelma P. Hughes, deceased

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 238 Swift Dr Trust

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 Lot No. 44 on the Plan of Connell Estates, Section 2 of record in Book 2900, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 44 fronts 162.1 feet on the easterly margin of Swift Drive and runs back between lines being 247.5 feet on the northerly line and 216.6 feet on the southerly line to a line on the rear on which it measures 180.0 feet.

Being the same property conveyed to Charles T. Hughes and wife, Thelma P. Hughes by Warranty Deed from George B. Proctor, Jr. and wife, Patricia Proctor of record in Book 4981, Page 381, Register's Office for Davidson County, Tennessee, dated December 18, 1975 and recorded on December 19, 1975. Charles Thomas Hughes having since died January 17, 1999, subject property vesting in Thelma P. Hughes as surviving tenant by the entirety. Thelma P. Hughes having since died intestate on August 27, 2017, subject property vesting in her heirs-at-law. Pursuant to Heirship Affidavit of record in Instrument No. 20181115-0112667, the heirs-at-law of the said Thelma P. Hughes, are Charles E. Hughes, who survived her, and Curtis Thomas Hughes, who predeceased her, without issue. In a Petition to Appoint Administrator, in the Probate Court for Davidson County, Tennesse, Probate No. 17P-1710, Charles E. Hughes was appointed as Administrator of the Estate of Thelma P. Hughes. Pursuant to an Order, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (No- 17P-1710) dated October 5, 2018, and recorded October

18, 2018, of record in Instrument No. 20181018-0103302 Register's Office for Davidson County, Tennessee, the said Charles E. Hughes, as Administrator, was authorized to execute any and all documents necessary to convey subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 238 Swift Drive, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of November, 2018.

Charles E. Hughes, Administrator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Hughes, Administrator,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of November, 2018.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY