Karen Johnson Davidson County
Batch# 208227 DEEDWARR
03/21/2019 09:10:48 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20190321-0025570

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March, 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 082
Timothy Hughes 109 Douglas Ave #3 Nashville, TN 37207	New owner	GROUP 04 0 PARCEL 135.00

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, we,

Leanna McKee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

TIMOTHY HUGHES AND ERIN 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:

Land in Davidson County, Tennessee, being Lot 139, Sharpe and Crutcher's Addition, as shown on plat of record in Plat Book 57, Page 82, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Leanna McKee by Warranty Deed from 1 Public Homes, LLC, a Tennessee Limited Liability Company, dated May 16, 2018 and recorded May 21, 2018, of record in Instrument No. 20180521-0048287, in the Register's Office, Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1003 N. 6th Street, Nashville, Tennessee 37207**.
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 18th day of March, 2019.

Leanna McKee

Leanna McKee

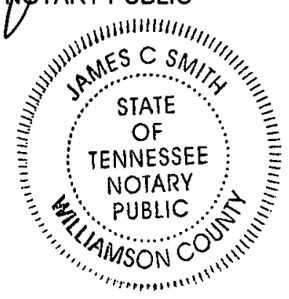
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Leanna McKee, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 18th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023



PLEASE RETURN TO:
RUDY TITLE and ESCROW, LLC (LIC # 2001484)
2012 21st Avenue S | Nashville, TN 37212
608 Shelby Avenue | Nashville, TN 37206

R-VRES-19-1003

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027