Karen Johnson Davidson County
Batch# 214217 DEEDWARR
04/04/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $610.13
20190404-0030900

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0561

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of April, 2019

Notary Public

Commission Expires: 12/15/21

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Allen Hughlett 3133 Justin Towne Court Antioch, TN 37013	NEW OWNER	150-02-0-127.00

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,

Emmy Hendrick, Trustee of The 3133 Justin Town Ct Trust

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

Brian Allen Hughlett, an unmarried man

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. 13A on the Plan of Justin Towne, Section II, as resubdivision of Lots 13 through 26 of record in Book 5200, Page 588, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southerly right of way of Justin Towne Court said point being the Northeast corner of the Easterly half of Lot No. 13; thence leaving said right of way South 5 degrees 50 minutes 00 seconds West 200.79 feet to a point; thence North 84 degrees 44 minutes 57 seconds West 30 feet to a point; thence North 5 degrees 41 minutes 32 seconds East 102.10 feet to a point; thence North 5 degrees 56 minutes 54 seconds East 48.02 feet to a point: thence North 6 degrees 00 minutes 21 seconds East 50.98 feet to a point in the Southerly right of way; thence with said right of way South 84 degrees 10 minutes 00 seconds East 30 feet to the point of beginning and containing 6,055 square feet, more or less.

Being the same property conveyed to Patsy Susan Harris Bailey, individually and not as a married woman by Warranty Deed from Lorraine Bonito of record in Book 7493, Page 542, Register's Office for Davidson County, Tennessee, dated March 17, 1988 and recorded on March 17, 1988. (Value or consideration shown in aforementioned deed $49,219.41.)

Being the same property conveyed to Emmy Hendrick, Trustee of the 3133 Justin Town Ct Trust U/A/D by Warranty deed from Patsy Susan H. Bailey, joined by her husband, Jerry Bailey of record in Instrument No. 20181121-0114861 Register's Office for Davidson County, Tennessee, dated November 20, 2018 and recorded on November 21, 2018.

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: 3133 Justin Towne Court, Antioch, TN 37013

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 3rd day of April, 2019.

Emmy Hendrick, Trustee of The 3133 Justin Towne Ct. Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, *The 3133 Justin ~~Town~~** Ct Trust 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. *Emmy Hendrick, Trustee of **Towne

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of April, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 03.23.21

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY