Karen Johnson Davidson County
Batch# 230701 DEEDWARR
05/16/2019 09:41:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20190516-0046187

34784

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34784-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Trey Cushman 2012 Sunset Hills Terrace Nashville, TN 37215	Trey Cushman 3900 Crestridge Dr. Nashville, TN 37204	Map and Parcel No.: 145 00 0 126 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David G. Ligon, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trey Cushman, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2012 Sunset Hills Terrace, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2019.

David G. Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David G. Ligon, 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 15th day of May, 2019.

GEORGE E. MUDD, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of 2002 Tyne, as of record in Plat Book 6900, page 298, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David G. Hawkins, unmarried by deed dated September 16, 2003 from Martin P. Bennett and wife, Linda L. Bennett of record in Instrument No. 20030918-0138332, Register's Office for Davidson County, Tennessee. David G. Hawkins' name was changed to David G. Ligon pursuant to Order of Adoption in Adoption Case No. 06A23 in the Fourth Circuit Court for Davidson County, Tennessee and by Quitclaim Deed dated April 30, 2019 of record in Instrument No. 20190430-0039989, Register's Office for Davidson County, Tennessee, David G. Ligon f/k/a David G. Hawkins conveyed subject property to David G. Ligon.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 145 00 0 126 00.
2. Restrictive Covenants contained in an instrument of record in Book 7341, page 704, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 298, Register's Office for Davidson County, Tennessee.
4. Utility Easement of record in Book 11397, page 584, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

