WARRANTY DEED

Karen Johnson Davidson County
Batch# 241175 **DEEDWARR**
06/10/2019 03:51:02 PM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20190610-0055654

W-VPM-19-691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah L. Hudson and Brett A. Hudson	**Bank of Tennessee**	
(NAME)	(NAME)	**147-14-0-138.00**
691 Brewer Drive	**301 E Center St**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Kingsport, TN 37660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICA D. EADS AND WILLIAM STEWART DILTS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH L. HUDSON AND BRETT A. HUDSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 430 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica D. Eads, an unmarried woman, and William Stewart Dilts, an unmarried man, as Tenants in Common with the Right of Survivorship by Warranty Deed from David Binkley, married of record in Instrument No. 20150402-0028891 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 02, 2015.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **691 Brewer Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF JUNE, 2019.

Erica D. Eads by John Gleaves, Attorney
Erica D. Eads by John Gleaves,
Attorney in Fact

William Stewart Dilts by John Gleaves, Attorney
William Stewart Dilts by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERICA D. EADS AND WILLIAM STEWART DILTS, and who acknowledged he/she/they executed the same as the free act and deed of the said ERICA D. EADS AND WILLIAM STEWART DILTS.

Witness my hand and official seal, this the 5th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212