This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9166-367A

ADDRESS NEW OWNER:
Adrianne Hudspeth
2515 River Trail Drive
Hermitage, TN 37076

MORTGAGEE:
CMG Mortgage
3160 Crow Canyon Road
Suite 400
San Ramon, CA 94583

Karen Johnson Davidson County
Batch# 261696 DEEDWARR
07/24/2019 03:39:29 PM 2 pgs
Fees: $13.00 Taxes: $875.05
20190724-0072836

SEND TAX BILL TO:
Owner

Parcel ID:
097-02-0A-367.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek M. Decker, an unmarried man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Adrianne Hudspeth, a single woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 367 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derek M. Decker, an unmarried man by Deed dated June 12, 2017 from Brandon Gunter, of record in Instrument Number 20170613-0058982, Register's Office for Davidson County, Tennessee.

This is improved property known as 2515 River Trail Drive, Hermitage, TN 37076. Possession is to be given on July 22, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXIT-19-2515

WITNESS our hands this the 22nd day of July, 2019.

Derek M. Decker

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Derek M. Decker, an unmarried man,** the bargainor, 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 and official seal at office this 22nd day of July, ~~2019~~.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~)
Davidson

The actual value or consideration, whichever is greater, for this transfer is **$236,500.00**.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY