WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

JM-SR-19-76

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)
Eli Woodie and Ashtin S. Faulkner	Shelter Lending Services	
(NAME) **76 Jonell Drive**	(NAME) P. O. Box 740039	**119-02-0-203.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Cincinnati, OH 45274-0039	
(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, **BRIAN A. HUBBARD, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHTIN S. FAULKNER AND ELI H. WOODIE, WIFE AND HUSBAND,** 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. 149 on the Plan of Sterling Heights, Section Five of record in Plat Book 1835, Page 37, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 60 feet on the northwesterly side of Jonell Drive and runs back between line, 266.5 feet on the northeasterly line and 219.9 feet on the southwesterly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Brian A. Hubbard, a single man by Warranty deed from Donnie Risner and wife, Barbara Jo A. Risner of record in Instrument No. 20181018-0103430 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 18, 2018.

The said Brian A. Hubbard has since married. His spouse, Kerri Hubbard, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 1835, Page 37, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **76 Jonell Drive, Nashville, Tennessee 37210**.

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.

Karen Johnson Davidson County
Batch# 338677 **DEEDWARR**
01/06/2020 08:32:35 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20200106-0001230

Witness my/our hand(s) this the 2nd DAY OF JANUARY, 2020.

Brian A. Hubbard

Kerri Hubbard

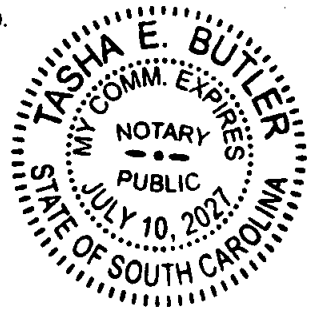
STATE OF South Carolina

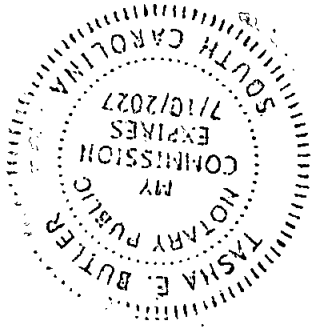
COUNTY OF Lexington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN A. HUBBARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of January, 2020.

Notary Public
My Commission Expires: July 10, 2027
(SEAL)





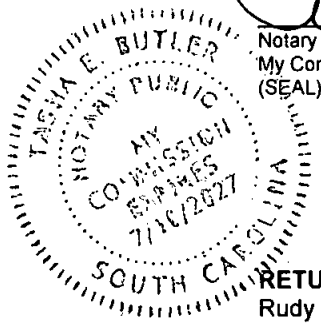
STATE OF South Carolina

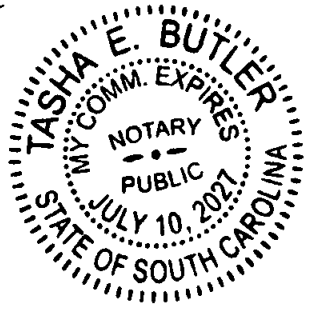
COUNTY OF Lexington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERRI HUBBARD, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 2nd of January, 2020.

Notary Public
My Commission Expires: July 10, 2027
(SEAL)





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