THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
James Hurd and Kimberly Hurd
7317 Autumn Crossing Way
Brentwood, TN 37027
SEND TAX BILLS TO:
SAME

Karen Johnson Davidson County
Batch# 382870 **DEEDWARR**
04/08/2020 10:01:51 AM 2 pgs
Fees: $13.00 Taxes: $1,346.80
20200408-0036891

WARRANTY DEED

(Map 181-10-0B; Parcel 030.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **HENRIETTE JAMES AND CHRISTOPHER JAMES, WIFE AND HUSBAND**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JAMES HURD AND KIMBERLY HURD, HUSBAND AND WIFE** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being all of Lot No. 13, Final Subdivision Plat, Centex at Concord, Phase 1, according to plat and survey of same appearing of record in Instrument No. 20051011-0122364, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Christopher James and wife, Henriette James, by Warranty Deed dated September 1, 2006 from Centex Homes, a Nevada General Partnership, recorded September 8, 2006, in Instrument Number 20060908-0111594, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 7317 Autumn Crossing Way, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantees.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR 20-7317

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 3rd day of April, 2020.

Henriette James

Christopher James

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Henriette James and Christopher James, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of April, 2020.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $364,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of April, 2020.

Notary Public

My commission Expires: May 15th, 2021

File No. GTS1-2020-234