Box 52

WARRANTY DEED

Instr:200004040033501 Page: 1 OF 2
REC'D FOR REC 04/04/2000 10:25:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $391.83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,900.00

Nikole R. Holzman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2000.

Brenda B Schman
Notary Public

MY COMMISSION EXPIRES: June 4, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Allison Title Company, 116 Wilson Pike Circle, Ste 206 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikole R. Holzman (NAME)	same (NAME)	173-01-0-141.00
621 Cedarmont Drive (ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Roger N. Hutson and wife Amy Wade Hutson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nikole R. Holzman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 22 on the Plan of Monte Carlo Section 2B, as of record in Book 5050, page 99, said REgister's Office.

Said Lot fronts 80 feet on the westerly margin of Cedarmont Drive and runs back 128.5 feet on the southerly line and 128.05 feet on the northerly line, to a line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Roger N. Hutson, unmarried by deed from Glenda Faye Copeland Herron now know as Glenda Faye Copeland, unmarried recorded in Book 10419, page 440 Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 5196, page 649, said Register's Office. This conveyance is subject to any and all existing easements of record.

unimproved ☐
This is improved ☒ property, known as 621 Cedarmont Drive Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 30th day of March, 2000.

Roger N. Hutson

Amy Wade Hutson

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said County and State, personally appeared Roger N. Hutson and Amy Wade Hutson, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of March, 2000.

Commission expires: June 4, 2002

Notary Public

JOSEPH K. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE