WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,379.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 08/21/02 09:05 2pgs
Fees:13.00 Taxes:586.00

20020821-0100946

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Craig Hutchison	Craig Hutchison	Map 124, Group 00-0
(NAME) 2228 Granny Wright Lane	(NAME)	Parcel 002, Field Book 04D 21100
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, **Thomas Roderich O'Connor** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Craig Hutchison** , 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:

Beginning at a point in the center of Granny Wright Road at the southwest corner of the property conveyed to SG Workman by deed from Felix Z. Wilson and wife, of record in Book 821, page 405, Register's Office for said County; thence with Workman's southerly line, south 85 degrees east 550 feet to an iron pin; thence south 5 degrees west, 240 feet to an iron pin; thence north 85 degrees west 550 feet to the center of said Granny Wright Road; thence with the center of said Road, north 5 degrees east 340 feet to the beginning, containing 4.29 acres more or less.

A property strip lying in eastern Davidson County, Tennessee, and bounded on the east, south and west by the remaining property of Glenn O'Connor of record in Deed Book 4415, page 398, and on the north by property belonging to T.R. O'Connor of record in Deed Book 11747, page 335, and more specifically described as follows:

Commencing on a PK nail in the center of Granny Wright Lane at the intersection of Pugh Road; thence with the center of Granny Wright Lane North 9 degrees, 30 minutes 9 seconds east, 514.71 feet to another PK nail at the southwest corner of TR O'Connor; thence with TR O'Connor's south line, 5.79 degrees, 25 minutes, 10 seconds east, 381.13 feet to an iron pin, the point of beginning of the herein described tract, thence south 79 degrees, 25 minutes, 10 seconds east, 170.46 feet to an iron pin at the southeast corner of TR O'Connor, thence north 88 degrees, 31 minutes, 56 seconds west, 69.18 feet to an iron pin; thence north 83 degrees, 18 minutes, 47 seconds west, 101.13 feet to an iron pin; thence north 6 degrees, 33 minutes, 7 seconds east, 17.87 feet to an iron pin, the point of beginning and containing 0.042 acres (1,837.32 sq ft), more or less.

Legal continued on page 2

unimproved ☐

This is improved ☒ property, known as 2228 Granny Wright Lane, Hermitage, TN 37076

(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 5th day of August, 2002.

Thomas Roderich O'Connor

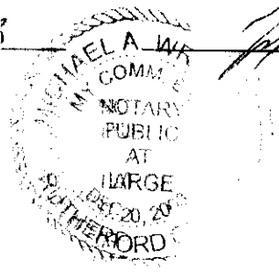
Thomas Roderich O'Connor

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 Thomas Roderich O'Connor; the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/5/2002

My Commission Expires: 12/20/2003



Notary Public

File Number2208034

RETURN TO:
Cumberland Title Company
1630 NW Broad Street, Suite #100
Murfreesboro, TN 37129

Continuation of Legal

Being the same property conveyed to the Thomas Roderich O'Connor by Quitclaim Deed of record in Instrument # 20010402-0030958, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record. No insurance is afforded as to the exact amount of acreage containing in the property described herein.