Davidson County DEEDWARR
Recvd: 05/10/04 09:19 2pgs
Fees:13.00 Taxes:462.50

20040510-0052815

THIS INSTRUMENT PREPARED BY:
RICK PILIPONIS
MUSIC CITY TITLE & ESCROW
116 THIRD AVENUE SOUTH
NASHVILLE, TENNESSEE 37201
MCTE00000699

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by CHERIE CASH, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, SEASON HUTCHINS and husband, KENNETH D. HUTCHINS, have bargained and sold, and by these presents do transfer and convey unto the said CHERIE CASH, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, on the Final Plat of Cumberland Nurseries, as shown on plat of record in Plat Book 8250, page 709, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Season Hutchins, married, by deed from Robin D. Warren, a single woman, and Howard Warren and wife, Vickie T. Warren, of record as Instrument No. 20030728-0105179, and recorded 07/28, Register's Office for said County.

This is improved ☐ property known as **218 Joyner Avenue, Nashville, TN 37210**

unimproved ☐

To Have and To Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said CHERIE CASH, her heirs and assigns, forever. And it does covenant with the said CHERIE CASH, that she is lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to the said CHERIE CASH, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 29th day of April, 2004.

SEASON HUTCHINS

KENNETH D. HUTCHINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SEASON HUTCHINS and husband, KENNETH D. HUTCHINS,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 28th day of April, 2004.

NOTARY PUBLIC

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 10-13-04

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $125,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

My Commission Expires OCT. 13, 2004

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 10-13-04

RICK PILIPONIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires OCT. 13, 2004

MAP 119-05
PARCEL 429.00

ADDRESS OF NEW OWNERS:
CHERIE CASH
218 Joyner Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

SAME