WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-29-04
(AFFIX SEAL)

ELAINE EVERSMEYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 01-29-2005

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Hutto	First Mortgage Group	136-15A-79
(NAME) 3405 Anderson Road #220	(NAME) 86 North Star Dr., Ste. A	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Jackson TN 38305	
(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, Don Denton, *HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip Hutto and wife, Marcia Hutto**, 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:

* A MARRIED MAN **D.

Land in Davidson County, Tennessee, being Unit No. 79, on the Plan of First Revision, Phase II, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Don Denton, by deed of record in Instrument No. 20040225-0021279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3405 Anderson Rd. #220, Antioch, TN 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.

Davidson County DEEDWARR
Recvd: 06/17/04 10:51 2pgs
Fees:13.00 Taxes:462.13
20040617-0071697

Witness my hand this 2nd day of June, 2004.

Don Denton

LORRAINE DENTON

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Denton*** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

*** AND LORRAINE DENTON

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2004.

Commission expires:

Notary Public

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006