WARRANTY DEED

FILE BOX 19B
04-07-023-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of August, 2004.

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JOHN HUTCHESON AND LYNN HUTCHESON	" NEW OWNER "	082-05-0
(NAME) 1621 5th Avenue North	(NAME)	042.00CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **INTOWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN HUTCHESON AND WIFE, LYNN HUTCHESON**, hereinafter called the Grantee(s), 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 the southerly 21 3/7 feet of Lot No. 144 and the northerly 14 2/7 feet of Lot No. 146 on the Map of North Nashville Real Estate Company's Addition to Nashville, as of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID part of Lots Nos. 144 and 146 front together 35 5/7 feet on the westerly side of 5th Avenue North, formerly Summer Street, and runs back between lines 182 feet more or less, to an alley.

BEING the same property conveyed to INTOWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from KATHY ANN LESLIE, TRUSTEE, of record in Instrument No. 20040217-0017751, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 1621 5th Avenue North, Nashville, TN, 37208.

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 09/02/04 15:26 2pgs
Fees:13.00 Taxes:702.63
20040902-0106582

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 31st day of August, 2004.

INTOWN PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
William H. Eason, Jr., Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared **WILLIAM H. EASON, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon he oath acknowledged himself to be the SOLE MEMBER of **INTOWN PROPERTIES, LLC**, the within named bargainor(s), a Tennessee Limited Liability Company, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2004.

My Commission Expires: 03/31/07

Notary Public

