# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/06 10:45 2 pgs
Fees:13.00 Taxes:314.13

20060505-0052486

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-23-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Anthony Robb | Community Bank & Trust | 75-11-229 |
| (NAME) | (NAME) | |
| 707 Will Place | 501 South James Campbell | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | Columbia, TN 38401 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20060935 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Gary J. Hutchins, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Anthony Robb**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 707 Will Place, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of April, 2006.

Gary J. Hutchins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Gary J. Hutchins, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Gary J. Hutchins, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2006.

Commission expires: 11-23-09

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

**EXHIBIT A**

Being Lot No. 5-B on the plan of the Zone Lot Division of Lot Nos. 4 through 17 of the Meadows of Tulip Grove, Section 1, of record in Plat book 6250, page 363 amending the plan of record in Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Property commonly known as: 707 Will Place, Hermitage, Davidson County, Tennessee.

BEING all of the same property conveyed to Gary J. Hutchins, unmarried by Warranty Deed from Bonnie J. White, dated June 26, 1997 of record in Book 10517, Page 563, Register's Office for Davidson County, Tennessee.

G. J. H.