WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 05/17/06 12:54 2 pgs
Fees:13.00 Taxes:55.50

20060517-0057818

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

HP0004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rivercrest Homes, LLC	SAME	092-10-0 244.00
(NAME) 1520 Towne Park Lane	(NAME)	
(ADDRESS) Franklin TN 37067	(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, I, **Delores Anne Hutchison Carter**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rivercrest Homes, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No.6, Block C, on the Plan of M.B. and M.S. Pilcher Resubdivision of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Hutchison by deed of record in Deed Book 147, page 491, RODC. Robert C. Hutchison died intestate and a widower on February 26, 1948. He left as his only heirs at law his three children, Mary Agnes Hutchison, Louis Hutchison and Francis Neil Hutchison. Louis Hutchison died unmarried and intestate in 1951, his interest vesting in his sister and brother. At this point, Mary Agnes Hutchison held a .5 interest and Francis Neil Hutchison held a .5 interest.

Francis Neil Hutchison died August 6, 1966 intestate and a widower leaving as his heirs at law his four children Francis Neil Hutchison Jr. (a .125 interest), Loretta Hutchison (.125 interest), Regina Hutchison (.125 interest and Delores Anne Hutchison, now Carter (.125 interest)

Mary Agnes Hutchison died April 4, 1983 unmarried and intestate leaving as her only heirs at law her four nieces and nephew, leaving Francis Neil Hutchinson, Jr. (.125 interest), Loretta Hutchison (.125 interest), Regina Hutchison (.125 interest) and Delores Anne Carter (.125 interest)

With their interests combined, each of Francis Neil Hutchison's children owned a .25 interest in the property.

Francis Neil Hutchison Jr. died married and intestate December 22, 1989 leaving as his heirs at law his wife, Lynda Hutchison (.05 interest), Francis Neil Hutchison III (.05 interest), Rose Mary Hutchison McCall (.05 interest), Jo Ann Hutchison Jordan (.05 interest) and Robert Hutchison (.05 interest). All are living.

Regina Hutchison died unmarried, childless and intestate February 6, 1990, leaving as her heirs at law Loretta Hutchison (.083 interest) and Delores Carter (.083 interest) and a remaining .02 interest each to the children of Francis Neil Hutchison Jr.

Loretta Hutchison died unmarried, childless and intestate July 30, 1995 leaving as her heir at law Delores Carter (.167 interest) and a .04 interest each to the children of Frances Neil Hutchison Jr.

Title is therefore vested in the approximate percentages in the following living persons;

Delores Anne Hutchison Carter (.506 interest),
Lyndrel Hutchison (.05 interest),
Francis Neil Hutchison III (.111interest)
Rose Mary Hutchison McCall (.111 interest),
Jo Ann Hutchison Jordan (.111 interest)
Robert Hutchison (.111 interest).

Said property having been further conveyed to Delores Anne Hutchison Carter by Quit Claim Deed from Lyndrel Hutchison, of record in Instrument Number 20060517-0057814, Register's Office for Davidson County, Tennessee; Quit Claim Deed from Francis Neil Hutchison III, of record in Instrument Number 20060517-0057815, said Register's Office; Quit Claim Deed from Robert Hutchison, of record in Instrument Number 20060517-0057816 said Register's Office; Quit Claim Deed from Rose Mary Hutchison McCall of record in Instrument No 20060517-0057817, said Register's Office; and Quit Claim Deed from Jo Ann Hutchison Jordan of record in Instrument No 20060517-0057813, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 2704 Delaware Avenue, Nashville, TN 37209

(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, its successors 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, its 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 my hand this 15th day of May, 2006.

Delores Anne Hutchison Carter
Delores Anne Hutchison Carter

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 Delores Anne Hutchison Carter the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2006.

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Commission expires: 1-16-08

Susan B. Mott
Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027