Davidson County DEEDWARR
Recvd: 05/24/06 10:49 2 pgs
Fees:13.00 Taxes:936.10

20060524-0060906

WARRANTY DEED

JEFFREY HAWKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

Vicki Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF May 2006

Notary Public

MY COMMISSION EXPIRES: 11-23-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenton Wesby	Suntrust Mortgage	MAP 033-05
(NAME)	(NAME)	
225 Birdwell Court	201 4th Avenue N/7th Floor	PARCEL 014.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	
(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, Michael D. Hutchins and Terry S. Hutchins, Both Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenton Wesby and wife, Tanisha Wesby

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:

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Birdwell Subdivision, as of record in Plat Book 8250, Page 409, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael D. Hutchins and wife, Terry S. Hutchins by Warranty Deed dated March 12, 1998, from Joseph Birdwell and wife, Kathering J. Birdwell, of record in Book 10836, Page 528, Register's Office for Davidson County, Tennessee. The said parties having since divorced on April 25, 2006 pursuant to the Final Decree of Divorce in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 06D176, styled Michael Douglas Hutchins vs. Terry Mae Seals Hutchins.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 225 Birdwell Court, Goodlettsville, TN 37072
(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.

Witness our hand s this 22nd day of May, 2006

Michael D. Hutchins

Terry S. Hutchins

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 Michael D. Hutchins and Terry S. Hutchins, Both Unmarried

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 2nd day of May 2006.

Commission expires 9/22/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public