Davidson County DEEDWARR
Recvd: 09/07/07 09:56 2 pgs
Fees:13.00 Taxes:1665.00
20070907-0107466

File No. 270801297

WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Comfort Systems, Inc.	Owner	060-15-0-016.00
(NAME) 2806 Dickerson Pike	(NAME)	
(ADDRESS) Nashville, TN	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , James T. Hutchison, Jr., and Virginia Ann Hutchison Clauer as Co-Trustees of the James T. Hutchison, Sr., Testamentary Trust and Norma L. Hutchison, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Southern Comfort Systems, Inc., HEREINAFTER CALLED THE GRANTEE(S), 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 Lots No. 6, 7, and 8 on the Plan of Subdivision of the Len K. Hart Property, as of record in Book 421, page 16, Register's Office for said County.

Said Lot No. 6 fronts 123 1/3 feet on the westerly side of the Dickerson Pike and runs back 465 feet on the southerly side and 475 feet on the northerly line of Lot No. 5 and shows 86 feet on the westerly line.

Said Lot No. 7 fronts 123 1/3 feet on the westerly side of the Dickerson Pike and runs back 475 feet on the southerly line and 490 feet on the northerly line to the easterly line of lot no. 5 and shows 86 feet on the westerly line.

Said Lot No. 8 fronts 123 1/3 feet on the westerly side of the Dickerson Pike and runs back 490 feet on the southerly line and 507 feet on the northerly line with the southerly margin of a 10 foot land to the easterly line of Lot No. 5 and shows 86 feet on the westerly line.

Being the same property conveyed to James T. Hutchison, Jr., and Virginia Ann Hutchison Clauer as Co-Trustees of the James T. Hutchison, Sr., Testamentary Trust and Norma L. Hutchison by deeds or record in Book 10744, page 108 and Book 11376, page 966, Register's Office for said County.

All easements and Restrictions of record

Plan of record in Book 421, page 16 Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6). Taxes for the year(s) 2007 and thereafter, a lien not yet due and payable.

This is improved ☑ property, known as 2806 Dickerson Pike, Nashville, TN
(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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 29th day of August, 2007.

Norma L. Hutchison

James T. Hutchison Sr., Testamentary Trust

By: James T. Hutchison, Jr.

James T. Hutchison, Jr., Trustee

By: Virginia Ann Hutchison Clauer

Virginia Ann Hutchison Clauer, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Norma L. Hutchison, with whom I am personally acquainted and who acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of August, 2007.

Commission expires: 10/10/09

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Thomas T. Hutchison, Jr. and Virginia Ann Hutchison Clauer, with whom I am personally acquainted and who proved themselves to be the Co-Trustees of the Thomas T. Hutchison, Sr., Testamentary Trust, and who, being authorized to do so acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of August, 2007.

Commission expires: 10/10/09

Notary Public

File Number: 270801297

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

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