WARRANTY DEED

Return to.

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/12/09

(AFFIX SEAL)

CONNIE S. MADDEN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Doan	New Owner	Map 173 4 A
(NAME)	(NAME)	Parcel 59 CO
5024 West Oak Highland Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JASON HUTCHERSON AND WIFE, AMY CASEY HUTCHERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA DOAN AND DAI NGUYEN,** 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. 59 on the Plan of Phase 1, Oak Highlands Subdivision, of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jason Hutcherson by deed from Timothy Dean Baker and wife, Sherri A. Baker, of record in Instrument No. 20030807-0112521, Register's Office for Davidson County, Tennessee. Jason Hutcherson has since married. Amy Cross Hutcherson joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6900, pages 432-435, said Register's Office; (c) restrictive covenants of record in Book 7350, page 24, Book 7367, page 587, Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130, and Instrument No. 20020725-0089131, said Register's Office; and (d) all matters appearing on the Bylaws of record in Book 8765, page 90, said Register's Office.

Davidson County DEEDWARR
Recvd: 05/16/08 11:53 2 pgs
Fees:13.00 Taxes:843.60

20080516-0050564

unimproved ☐

This is improved ☒ property, known as 5024 West Oak Highland Drive, Antioch, Tennessee 37013

(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 hands this 15th day of May, 2008.

Jason Hutcherson

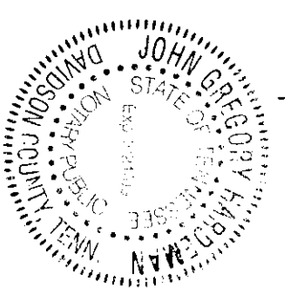
Amy Casey Hutcherson

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 Jason Hutcherson and Amy Casey Hutcherson, the bargainor, 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 Nashville, Tennessee this 15th day of May, 2008.

Commission expires:



Notary Public