Davidson County DEEDWARR
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Fees:13.00 Taxes:1406.00
20080925-0097509

File No. 280900053

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison C. Elliott	~~Alison C. Elliott~~ FRANKLIN AMERICAN MORTGAGE COMPANY	142-16-0A-002.00CO
(NAME) 505 London Way	(NAME) ~~505 London Way~~ 501 CORPORATE CENTRE DR, STE 400	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) ~~Nashville, Tennessee 37221~~ FRANKLIN, TN 37067	
(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, We, Patrick T. Hutchinson and spouse Rebecca A. Hutchinson, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Alison C. Elliott, hereinafter called the grantee(s), Her 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. 2 on the Plan of Devon Park, Phase One of record in Plat Book 5200, pages 670 through 672, Register's Office for said County.

Being the same property conveyed to Patrick T. Hutchinson and spouse, Rebecca A. Hutchinson, of record in Instrument No. 200002010010393, Register's Office for Davidson County, Tennessee, dated January 28, 2000.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 670-672, Register's Office of said County.

Transmission Line Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4594, page 650, said Register's Office.

Water Easement to Harpeth Valley Utilities District, of record in Book 5258, page 240, Book 5258, page 242, Book 5258, page 252, Book 5258, page 276, Book 5459, page 654, Book 5473, page 171, Book 5473, page 175 said Register's Office.

Stormwater Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6145, page 252, said Register's Office.

Devon Park Phase One Restrictions of record in Book 6176, page 7, said Register's Office.

Devon Park Homeowners Association By-Laws of record in Book 8276, page 53, said Register's Office.

Devon Park Homeowners Association Charter of record in Book 7372, page 862, said Register's Office.

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.

unimproved ☐

This is improved ☒ property, known as 505 London Way, Nashville, TN 37221
(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), Her 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), Her 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 my/our hands this 18th day of September, 2008.

Patrick T. Hutchinson

Rebecca A. Hutchinson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Patrick T. Hutchinson and Rebecca A. Hutchinson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/18/2008.

Witness my hand at office this 18th day of September, 2008.

Commission expires:

10/10/09

Notary Public

File Number: 280900053

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY