Davidson County DEEDWARR
Recvd: 10/29/08 14:44 2 pgs
Fees:13.00 Taxes:629.00

20081029-0108081

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 2008

Sandy Balent
Notary Public

MY COMMISSION EXPIRES 1/23/2010

MY COMMISSION EXPIRES: ~~March 20, 2010~~ SB
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Ray Hutcherson (NAME)	Guaranty Trust Company (NAME)	MAP & PARCEL
609 Trebor Drive (ADDRESS)	316 Robert Rose Drive (ADDRESS)	03314002700
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Peggy Finn Carter and husband, Frank M. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Ray Hutcherson

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:

Being land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Pleasant Hills, as of record in Record Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Peggy Finn Carter from Joseph M. Patti and wife, Sherrie Pardue Patti by Warranty Deed of record in Book 10446, Page 950, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, ALSO SUBJECT TO THE PLAN OF PLEASANT HILLS OF RECORD IN PLAT BOOK 2900, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH SHOWS AN ONWER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND BUILDING SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON. RESTRICTIVE COVENANTS OF RECORD IN BOOK 3029, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AGREEMENT FOR DEDICATION OF EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE IN FAVOR OF THE METROPOLITAN GOVERNMENT OF NASHVILLE OF RECORD IN BOOK 7808, PAGE 559, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 609 Trebor Drive, 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 23rd day of October 2008

Peggy Finn Carter
Peggy Finn Carter

Frank M Carter
Frank M. 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 Peggy Finn Carter and husband, Frank M. Carter

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 Madison, Tennessee, this 23rd day of October, 2008.

Commission expires ~~March 20, 2010~~ MY COMMISSION EXPIRES 1/23/2010

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

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY