WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/09 11:21 2 pgs
Fees:13.00 Taxes:569.43
20090205-0010029

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Melissa Jenkins, Agent
Affiant

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

Charles Hill Beaty
Notary Public

MY COMMISSION EXPIRES: December 19, 2011.
(AFFIX SEAL)

CHARLES HILL BEATY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Charles Hill Beaty, Attorney at Law, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime M. Hutton	Jaime M. Hutton	P/O Map 17
(NAME)	(NAME)	
1429 Union Hill Drive	1429 Union Hill	Parcel 149
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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, Melissa Jenkins, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaime M. Hutton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☒

This is improved ☐ property, known as 1429 Union Hill, 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 my hand this 15th day of September, 2008.

Melissa Jenkins

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, Melissa Jenkins, the within named bargainors 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 Gallatin, Tennessee this 15th day of September, 2008.

Commission expires: December 19, 2011

Charles Hill Beaty
Notary Public

CHARLES HILL BEATY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

"EXHIBIT A"

LAND in the 10th Civil District of Davidson County, Tennessee, known as the Ray Emmett Lot as of record by Instrument No. 20010131-0009331, Register's Office for Davidson County, Tennessee, and a portion of that property conveyed to Ray Emmett by Instrument No. 2000313-0025506, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy e. Walker R. L. S. TN Lic. No. 1465 dated 12-21-00 as follows:

BEGINNING at an iron pin in the southerly margin of Union Hill Road , said pin being the most Northwesterly corner of the herein described tract and the most Northeasterly corner of Nelle H. Jernigan (DB 3135, PG 425, RODCT); thence with said margin S 44 deg. 43' 47" E. 240.01' to an iron pin; thence now leaving said margin with a new line S 25 deg. 20' 19" W. 370.00' to an iron pin; thence N 44 deg. 43' 47" W. 283.94' to an iron pin in the West line of said Jernigan; thence with said line N 31 deg. 58' 26" E. 357.42' to the point of beginning, containing 2.092 acres, more or less.

BEING the same property conveyed to Melissa M. Jenkins, unmarried, by Warranty Deed dated November 6, 2006 from Aubrey Hiam and James Roberts, of record at Instrument No. 20061108-0139191, Register's Office for Davidson County, Tennessee.