File No. 290401645

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090033298 DEEDWARR
Recvd: 05/20/09 11:55 2 pgs
Fees:13.00 Taxes:425.50
20090520-0046380

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARK A. POLK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian E. Hutchison and Mary A. Hutchison	OWNER	150-4-148
(NAME) 3145 Smith Springs Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sondra Lea Brewster, Unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Adrian E. Hutchison and wife, Mary A. Hutchison**, hereinafter called the Grantee, 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. 646, on the Revised Plat of Phase III, Kensington of Priest Lake, of record in Plat Book 6900, Page 236, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to SHARON ELAINE BAUGHMAN AND SONDRA LEA BREWSTER, AS JOINT TENATS WITH RIGHTS OF SURVIVORSHIP by Warranty Deed from HILLERY KEITH DUCKETT II AND HIS WIFE, KIMBERLY LYNN DUCKETT of record in Book 9470, Page 145 on 06/17/1994 and filed for record on 09/20/1994, Register's Office for DAVIDSON County, Tennessee. The said Sharon Elaine Baughman having since passed away on December 10th, 2008, leaving Sondra Lea Brewster sole surviving owner of subject property.

This conveyance is subject to the following:
Restrictions of record in Book 7149, Page 669;Sewer Easement of record in Book 8040, Page 657;Water Easement of record in Book 8040, Page 695, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6900, Page 236, 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.

unimproved ☐

This is improved ☒ property, known as 3145 Smith Springs Road, Antioch, TN 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 my hand this 15th day of May, 2009.

Sondra Lea Brewster

Sondra Lea Brewster

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sondra Lea Brewster, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of May, 2009.

Commission expires: 1-19-10

Kathy Jones

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290401645

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129