File No. 290800672

WARRANTY DEED

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/08/09 11:17 3 pgs
Fees:18.00 Taxes:492.10
20090908-0083953

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loretta J. Hunter	Same as New Owner	44 15 418.00
(NAME)	(NAME)	
2251 Eisenhower Avenue Apt 405		
(ADDRESS)	(ADDRESS)	
Alexandria, VA 22314		
(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, Gary E. Hutton and wife, Connie Hutton, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Loretta J. Hunter and Husband, John W. Hunter, hereinafter called the grantee(s), 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. 194A on the Plan of Village of Old Hickory, Section "A", as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included in the above description but specifically excluded therefrom is that property conveyed to the United States of America of record in Book 2153, Page 387, said Register's Office, containing 0.14 acre, more or less, to which deed reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gary E. Hutton and wife, Connie Hutton by Warranty Deed dated September 11, 2008 from LMM Properties, a Tennessee General Partnership composed of Donald Swartz and Terry Keller Swartz as recorded in Instrument No. 20080914-0095018, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 1424, Page 68, Register's Office of said County.

Electric, Telephone and Sewer Easement as shown of record in Book 1716, Page 184, Register's Office for said County.

Charter of Village of Old Hickory, Section A Homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County.

Construction and Utility Easement as shown of record in Instrument No. 20030709-0094703, Register's Office for said County.

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 904 Riverside Road, Old Hickory, TN 37138

(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 3rd day of September, 2009.

Gary E. Hutton

Connie Hutton

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gary E. Hutton and wife, Connie Hutton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of September, 2009.

Commission expires:

9.17.2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290800672

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

