(1)

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Heather L Combs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th October, 2009**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian S. Johns and Ashley Johns		126-16A-175.00CO
(NAME)	(NAME)	
6888 Bridgewater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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/WE, **Charlie Hutto and wife, Amy Hutto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian S. Johns and wife, Ashley Johns**, 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 Lot No. 132 on the Plan of Final Plat Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charlie Hutto and wife, Amy Hutto by Warranty Deed from James M. Dodson and wife, Mary A. Dodson, dated March 23rd, 2007 and recorded in Instrument No. 20070327-0036440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 6888 Bridgewater Drive, Nashville, TN 37221

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, has 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.

BILL GARRETT, Davidson County
Trans:T20090074243 DEEDWARR
Recvd: 11/02/09 08:58 2 pgs
Fees:13.00 Taxes:732.60

20091102-0100708

Witness our hands this **27th** day of **October, 2009**

Charlie Hutto

Amy Hutto

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Charlie Hutto and Amy Hutto**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **October, 2009**

Notary Public

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC
DAWN D. CHASE
WILLIAMSON COUNTY
My Commission Expires April 20, 2010