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BILL GARRETT, Davidson County
Trans:T20100019121 DEEDWARR
Recvd: 04/01/10 13:22 2 pgs
Fees:13.00 Taxes:103.60
20100401-0024523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N.T. Clinton	N.T. Clinton	081110081.00
(NAME)	(NAME)	
1739 D.B. Todd Blvd.	1210 Watts Terrace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37209	
(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, **Debbie Hutchins and Sarah E. Hutchins,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **N.T. Clinton, and Sue Clinton, husband and wife**, 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:

Map/Parcel: 081-11-0-081.00, Land in Davidson County, Tennessee, being the southerly part of the easterly part of Lot No. 264 and the northerly part of the easterly part of Lot No. 263 on the map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J.M. Harding, as of record in Book 38, Page 431, Register's Office for said County, also being part of Lot Nos. 4 and 5, on the Plat of Cato's Subdivision of part of Lot Nos. 260 to 264 in J.M. Harding's Addition, as of record in Book 547, Page 17, Register's Office for said County, described as follows: Beginning on the westerly margin of Dr. D.B. Todd, Jr., Boulevard, formerly 18th Avenue North at the southeast corner of the property conveyed to Fred W. Newman and wife, by deed from Mollie Feigenbaum et al, of record in Book 1341, Page 629, said Register's Office; thence westwardly 123.2 feet on the easterly margin of an alley; thence with said alley southwardly 38.6 feet to the northwest corner of the property conveyed to Ermine Ladd by deed from Mollie Feigenbaum Et Al, of record in Book 1639, Page 573 said Register's Office; thence with Ladd's northerly line eastwardly 128.9 feet to the westerly margin of said Boulevard; thence with said Boulevard northwardly 39.1 feet to the beginning.

Being the same property conveyed to Debbie Hutchins and Bryan Hutchins as tenants in common without rights of Survivorship by deed dated September 15, 2009 from Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2004-1 Asset-Backed Certificates, Series 2004-1 of record in Instrument No. 20090924-0088885 Register's Office for Davidson County, Tennessee. The said Bryan Hutchins has since conveyed his interest in said property to Sarah E. Hutchins by Quitclaim Deed of record in Instrument No. 20100319-0020867, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1739 D.B. Todd Blvd., Nashville, TN 37208**

(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 hands this **1st day of April, 2010.**

Debbie Hutchins

Debbie Hutchins

Sarah Hutchins

Sarah E. Hutchins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Debbie Hutchins and Sarah E. Hutchins** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 2010.

Commission expires: May 6, 2013

J. Dyke Tatum — Notary Public

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN