Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-17-12

(AFFIX SEAL)

KATHLEEN M. TOMLISON NOTARY PUBLIC AT LARGE WILSON CO. TENNESSEE

File No.: ALW-AV-10-1015

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarred Hutto and Alyssa Hutto	Peoples Home Equity, Inc	161-06-0A-061.00CO
(NAME)	(NAME)	
1015 Ashmore Dr.	150 N. Seven Oaks. Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37922	
(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, I/WE, **WESLEY KEITH GROVES, JR. AND WIFE, STACEY GROVES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JARRED HUTTO AND WIFE, ALYSSA HUTTO**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 61 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the First Supplement of the Declaration of Protective Covenants,Conditions and Restrictions and Easements for Oakhill Townhomes as of record in Instrument 20080325-0030014, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Further reference is hereby made to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Oakhill Townhomes of record in Instrument 20070614-0071397, as further supplemented in Instrument 20080709-0070601, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wesley Keith Groves, Jr. and wife Stacey Groves by deed from Centex Homes, a Nevada general partnership of record in Instrument 200812030117248, Register's Office for Davidson County, Tennessee, dated November 21, 2008.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1015 Ashmore Dr., Nashville, TN 37211
(House Number) (Street) (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 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), 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/our hand(s) this 31st day of January, 2011.

BILL GARRETT, Davidson County
Trans:T20110009058 DEEDWARR
Recvd: 02/14/11 09:00 2 pgs
Fees:13.00 Taxes:573.50
20110214-0012285

Wesley Keith Groves, Jr.

Stacey Groves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Groves and Wesley Keith Groves, Jr., the within named bargainor, 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 and official seal, this the 31st day of January, 2011.

Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171