Davidson County DEEDWARR
Recvd: 03/02/11 10:46 3 pgs
Fees:18.00 Taxes:814.00
20110302-0016703

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$220,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22 DAY OF February, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 12-10-2012
(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael & Lisa Hutson 1201 Harpeth Lake Court Nashville, TN 37221	Primary Residential Mortgage 4750 W. Wiley Post Way, Ste 200 Salt Lake City, UT 84116	Map & Parcel 142130B21400CO

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, we,

Richard G. Bates and wife, Angela D. Bates

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Michael E. Hutson and wife, Lisa S. Hutson

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:

Land in Davidson County, Tennessee, Being Lot No. 202 on the Plan of Riverside, Phase 5 B of record in Instrument Number 20030212-0019415, Register's Office for Davidson County Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard G. Bates and wife, Angela D. Bates by Deed from Rochford Realty & Construction, Company, Inc. dated April 20, 2004 of record in Instrument Number 20040423-0046613, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Instrument Number 20030212-0019415, Register's Office for Davidson County, Tennessee.
2) Property is subject to Riverside, Phase 5 B, a Planned Unit Development, Charter of record in Book 7829, Page 703, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 7405, Page 780, Instrument Numbers 20040419-0044162, 20091124-0108147, 20091204-0111306, said Register's Office.
3) Property is subject to easement for Conservation Greenway to Parks & Recreation in Instrument No. 20041019-0125877, said Register's Office.
4) 2011 taxes and subsequent years.
5) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **1201 Harpeth Lake Court, Nashville, TN 37221**
(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 hand(s) this 22 day of February, 2011.

Richard G. Bates

Angela D. Bates

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Richard G. Bates and wife, Angela D. Bates, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2011.

Donna C. Piont
NOTARY PUBLIC

DONNA C. PIONT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JANUARY 9, 2012

My Commission Expires: 1-9-2012

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

I, Dawn D Chase 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.

Signature

State of TN

County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).