11-1-020

Register Return to:
Land Title South, Inc
3326 Aspen Grove D
Suite 400
Franklin, TN 37067

NEW OWNER:

Matthew Kevin Thornhill
640 Bel Air Drive
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNER

Map 134
Group 01-0
Parcel 072.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087
FILE NO: 11-0081

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110020802 DEEDWARR
Recvd: 04/08/11 11:48 3 pgs
Fees:18.00 Taxes:510.60
20110408-0027342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Thirty-Eight Thousand and 00/100 Dollars ($138,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **David E. Hutchison and wife, Caroline M. Hutchison** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Matthew Kevin Thornhill,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson** County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, BEING Lot no. 80 on the Plan of Curreywood Acres, Section I, as shown on plat of record in Plat Book 2133, Pages 109 and 110, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David E. Hutchinson and wife, Caroline M. Hutchinson, by warranty deed from Raymond M. Turner and wife, Nancy H. Turner, dated September 6, 1991 and of record in Record Book 8442, Page 330, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 640 Bel Air Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is

free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of March, 2011.

David E. Hutchison
DAVID E. HUTCHISON

Caroline M. Hutchison
CAROLINE M. HUTCHISON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID E. HUTCHISON AND CAROLINE M. HUTCHISON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument.

WITNESS my hand and official seal at office this 15th day of March, 2011.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$138,000.00** .

Suzanne Thomas
AFFIANT

Sworn to and subscribed to before me this 15 day of March, 2011.

NOTARY PUBLIC

My commission expires: My Commission Expires October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY