File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Hutchinson	Fifth Third Mortgage	171-8-A
(NAME)	(NAME)	(MAP)
508 Clear Spring Court	5001 Kingsley Drive MD 1MOB2S	124.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Cincinnati, OH 45227	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Greg N. Avery and spouse Janet K. Avery, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Patrick Hutchinson and spouse Rebecca Hutchinson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 124, on the Plan of Cottonport Plantation, of record in Plat Book 6900, pages 529 and 530, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Greg N. Avery and Janet K. Borchelt, by deed dated May 30, 1997, from Charles E. Whalen and wife, Merilee B. Whalen, of record in Book 10477, page 11, and further conveyed to Greg N. Avery and wife, Janet K. Avery, by Quitclaim Deed dated November 24, 1997, from Greg N. Avery and Jannt K. Borchelt, of record in Book 10701, page 540, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 508 Clear Spring Court, Brentwood, Tennessee 37027

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.

BILL GARRETT, Davidson County
Trans:T20110077936 DEEDWARR
Recvd: 12/09/11 10:37 2 pgs
Fees:13.00 Taxes:1152.55
20111209-0096138

Witness my/our hand(s) this 8th day of December, 2011.

Greg N. Avery

Janet K. Avery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Greg N. Avery; Janet K. Avery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of December, 2011.

Notary Public

My Commission Expires: 9/23/13

