WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031717 DEEDWARR
Recvd: 05/01/12 11:21 2 pgs
Fees:13.00 Taxes:740.00

20120501-0037146

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and Sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Sarah Morgan Toth and Jacob C. Boone 6644 Autumnwood Drive Nashville, TN 37221	Franklin American Mortgage Company 501 Corporate Centre Dr. Ste 400 Franklin TN 37067	155080C04100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lyndrel L. Hutchison, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Sarah Morgan Toth, a single woman, and Jacob C. Boone, a single man**, hereinafter called the Grantee(s), 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 41, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339 thru 347, amended in Plat Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lyndrel L. Hutchison by deed from James Robert Hutchison and wife, Sherry Hutchison of record in Instrument No. 20040323-0032542 and re-recorded in 20050926-0114904, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 6900, Pages 339-347, said Register's Office.

This is (x) improved ( ) unimproved property known as 6644 Autumnwood Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 27th day of April, 2012.

Lyndrel L. Hutchison

Lyndrel L. Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Lyndrel L. Hutchison** 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 at Nashville, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY