Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-8685

39-B
File #12-1147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Graves and wife, Candice Graves**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles M. Hutchko, a married person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Unit No. 6 on the Plan of Condominium Site Plan, Phase 1, Brentwood Villa, as shown by plat appearing of record in Plat Book 6900, Pages 4 and 5, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said unit.

Being the same property conveyed to Matthew Graves by deed from John M. Damschroder dated September 30, 2004 of record as Instrument No. 20041015-0124185, Register's Office for Davidson County, Tennessee. Candice Graves, spouse of Matthew Graves, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 111 Villa View Court, Brentwood TN, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of June, 2012.

Matthew Graves

Candice Graves
By: Matthew Graves, her Attorney in Fact
Attn in Fact

BILL GARRETT, Davidson County
Trans:T20120043545 DEEDWARR
Recvd: 06/13/12 11:41 2 pgs
Fees:13.00 Taxes:658.60
20120613-0051669

State of Tennessee)
County of Davidson)

On this 8th day of June, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Matthew Graves and Matthew Graves for Candice Graves, as her Attorney in Fact, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA Y. PUSTOM-WILLIAMSON TENN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 178,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of June, 2012.

Dorothy E. Welch
Notary Public

My Commission Expires: 5-17-15

DOROTHY E. WELCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles M. Hutchko	Wells Fargo Bank, NA	171-2-A6
111 Villa View Court	10401 Deerwood Park Blvd.	
Brentwood, TN 37027	Jacksonville, FL 32256	