WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120045349 DEEDWARR
Recvd: 06/20/12 08:17 2 pgs
Fees: 13.00 Taxes: 432.90

20120620-0053831

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/22/16

(AFFIX SEAL)

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Brewer, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cassie Hutcherson	First State Bank	096-11-0-161.00
(NAME)	(NAME)	
625 Paces Ferry Drive	7114 Hwy 70 S. #105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37221	
(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 considerations, the receipt of which is hereby acknowledged, we, **Marvin Scott and wife, Dianne Scott**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cassie Hutcherson**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 124, on the Plan of Hickory Bend, Section 1, as shown by plat appearing of record in Plat Book 3300, Page 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Marvin Scott and wife, Dianne Scott by Special Warranty Deed dated February 15, 2012, from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan trust 2005-57CB, Mortgage Pass-Through Certificates, Series 2005-57CB by: Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP, Services and Attorney In Fact, and filed for record on April 10, 2012, in Instrument No. 20120410-0030417, Register's Office for Davidson County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 3300, Page 38, Register's Office of said County.

Restrictive Covenants of record in Deed Book 3341, Page 265, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 625 Paces Ferry Drive, Nashville, TN 37214

File No.: 01291-1629
SMG TN Warranty Deed

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 15th day of June, 2012.

Marvin Scott

Dianne Scott

State of Tennessee
County of Wilson

Personally appeared before me Marvin Scott and Dianne Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2012.

Notary Public
My Commission Expires: 8.3.15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.