Mail

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $262,500.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2012.

Notary Public
My commission expires: May 16, 2015

TERESA MEEK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Frankie Sue Poole	Frankie Sue Poole	
8421 Danbrook Drive	8421 Danbrook Drive	186-4A-170CO
Nolensville, TN 37135	Nolensville, TN 37135	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J. HUTZEL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FRANKIE SUE POOLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Burkitt Place, Phase 2E, as of record in Instrument No. 20070806-0093146 and amended by Instrument No. 20080919-0095822, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Hutzel, a single man by deed from Brookhaven Development, LLC, a Tennessee Limited Liability Company dated November 21, 2008 of record in Instrument No. 200811424-0115061, Register's Office for Davidson County, Tennessee.

Jennifer M. Hutzel, the wife of Michael J. Hutzel, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEES.

Subject to all Easements and Restrictions of record.

THIS IS _X___ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 8421 Danbrook Drive, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 15th day of June, 2012.

Michael J. Hutzel

Jennifer M. Hutzel

BILL GARRETT, Davidson County
Trans:T20120048640 DEEDWARR
Recvd: 07/02/12 13:59 2 pgs
Fees:13.00 Taxes:971.25
20120702-0057950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael J. Hutzel and wife, Jennifer M. Hutzel with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 09/09/14

Notary Public

