WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **January, 2013** Notary Public MY COMMISSION EXPIRES: 12-10-15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130010123 DEEDWARR
Recvd: 02/06/13 09:06 2 pgs
Fees:13.00 Taxes:172.05
20130206-0012170

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret L. Derrick and Rosalind Derrick	New Owner	060150062.00
(NAME) 106 Dellway Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lawrence D. Hutchinson, Jr., unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Margaret L. Derrick, unmarried and Rosalind Derrick, unmarried, as joint tenants with the right of survivorship,** hereinafter called the Grantees, 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 No. 256 on the Plan of Joywood Heights, Section II, of record in Plat Book 1130, pages 92 and 93, Register's Office for said County, to which plat reference is here made for a ,more complete description.

BEING the same property conveyed to Frank W. Hutchison, Lawrence D. Hutchison and Stephen W. Hutchison by deed from Robbie Jarrell Ashburn, dated 05/26/1998, of record in Book 10948, page 578, in said Register's Office. The said Frank W. Hutchison, Lawrence D. Hutchison and Stephen W. Hutchison having conveyed to Lawrence D. Hutchison, Jr., dated 08/13/2012, of record in Instrument No. 20120816-0073589, in said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 106 Dellway Drive, Nashville, TN 37207

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, has 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.

Witness our hands this **29th** day of **January, 2013**

Lawrence D. Hutchinson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Lawrence D. Hutchinson, Jr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **January, 2013**

Notary Public

My commission expires: 12-10-16

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY