BILL GARRETT, Davidson County
Trans:T20130054678 DEEDWARR
Recvd: 06/27/13 14:10 3 pgs
Fees:18.00 Taxes:2738.00
20130627-0066287

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $740,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of June, 2013.<br><br>Notary Public<br><br>My Commission Expires: 9-8-2013 |

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Robert M. Hutton and wife,<br>Jacqueline R. Hutton<br>1099 Lynnwood Blvd.<br>Nashville, TN 37215 | SunTrust Mortgage Inc.<br>P.O. Box 79041<br>Baltimore, MD 21279-0041 | 144 03 0 037.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID W. YANDELL AND WIFE, JENNIFER YANDELL**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT M. HUTTON AND WIFE, JACQUELINE R. HUTTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Chickering Hills, Section 2, of record in Book 2331, page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Yandall, a married man by deed dated December 17, 2009, from Virginia C. Campbell and husband, Mark S. Campbell, of record in Instrument No. 20091221-0115780, said Register's Office. By Scrivener's Corrected Grantee Name of record in Instrument No. 20120330-0027004, said Register's Office, David Y. Yandall was corrected to read David W. Yandell, a married man.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2331, page 137, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer and/or storm drainage easement of record in Book 6303, page 791, Register's Office for said County.

This is improved property known as: **1099 Lynnwood Blvd., Nashville, TN 37215.**

**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 covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

**WITNESS** my hand this 27th day of June, 2013.

David W. Yandell

By: Jennifer Yandell, Attorney-in-fact
Jennifer Yandell, Attorney-in-fact

Jennifer Yandell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER YANDELL**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JENNIFER YANDELL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015