BILL GARRETT, Davidson County
Trans:T20130059782 DEEDWARR
Recvd: 07/15/13 08:20 2 pgs
Fees:13.00 Taxes:428.28
20130715-0072587

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of July, 2013.

Notary Public

Commission Expiration: 1-5-2016

RITA B. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lynn D. Hutson and David H. Hutson 6910 South Osbourne Greenbrier, TN 37073	OWNER	-04415014400

WARRANTY DEED

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, WE, **Scott A. Thomas, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lynn D. Hutson and husband, David H. Hutson**, 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:

Property known as 904 Lawrence St. Old Hickory, TN 37138, County of Davidson

Being Lot No. 278, Section "A" on the Plan of Village of Old Hickory, as of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott A. Thomas, unmarried, by deed from Charles A. Ragsdale and wife, Mary F. Ragsdale dated 10/15/1999, filed of record in Book 11704, Page 127, said Register's Office.

Hilda Thomas, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 04415014400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 904 Lawrence St., Old Hickory, TN 37138

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, 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 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 my hand this 1st day of July, 2013.

Scott A. Thomas

Hilda Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2013, before me personally appeared Scott A. Thomas and Hilda Thomas, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of July, 2013.

ANGELA B CREEKMORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXP. 06-21-2016

Notary Public
Commission Expiration: