BILL GARRETT, Davidson County
Trans:T20130070081 DEEDWARR
Recvd: 08/14/13 14:21 2 pgs
Fees:13.00 Taxes:499.13
20130814-0085496

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0239HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $134,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of August, 2013.

Notary Public
Commission Expires: 9/14/2014

TENNESSEE NOTARY PUBLIC OF STATE
TRUDY MILLIKEN
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan McArthur 213 West Cedar Street Goodlettsville, TN 37072	USAA 10750 McDermott Freeway San Antonio TX 78288	025-04-0-018.00

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, I/WE,

Lawrence Dean Hutchison, Jr., married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan McArthur and Sarah McArthur, husband & wife

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. 18 on an unrecorded survey by Ragan, Smith & Associates, Inc., dated August 13, 1979, and described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

BEING the same property conveyed to Lawrence Dean Hutchison, Jr. by Warranty Deed from Pleas Potts, Jr. and Edna Andrews, dated 8/17/11 and recorded 8/23/11 in Instrument No. 20110823-0065327, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor's spouse.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 213 West Cedar Street, Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of August, 2013.

Lawrence Dean Hutchison, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Dean Hutchison, Jr.** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of August, 2013.

(Notary Seal)

Notary Public
My Commission Expires: 10-18-16