Return to: Bridgehouse Title

(2)

BILL GARRETT, Davidson County
Trans: T20130076178 DEEDWARR
Recvd: 09/04/13 09:05 2 pgs
Fees: 13.00 Taxes: 595.33
20130904-0092871

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jonathan R. & Brenda H. Hutchins
3210 Merlyn Drive
Nashville, TN 37214

SEND TAX BILL TO:
JP Morgan Chase Bank, NA
1820 E. Sky Harbor Circle S.
Floor 2, AZ1-2555
Phoenix, AZ 85034-9701

MAP/PARCEL 084-12-0-121.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clyde B. Wilson, JR., Co-successor Trustee, and James T. Wilson, Co-successor Trustee, of the Wilson Family Revocable Living Trust,** has this day bargained and sold, and does hereby transfer and convey unto **Brenda H. Hutchins and Jonathan R. Hutchins,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 115.2 feet on the easterly side of Merlyn Lane and runs back between lines, 177.7 feet on the northerly line and 178.4 feet on the southerly line, to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Clyde B. Wilson, Trustee or Mayme D. Wilson, Trustee of the Wilson Family Revocable Living Trust by Deed from Clyde B. Wilson and wife, Mrs. Clyde B. Wilson of record at Instrument No. 20030728-0104793, Register's Office for Davidson County, Tennessee, dated July 23, 2003 and recorded on July 28, 2003.

Clyde B. Wilson, having since died September 28, 2010 and Mayme D. Wilson being medically incompetent since 2007, leaving Clyde B. Wilson, JR., Co-successor Trustee and James T. Wilson, Co-successor Trustee to assume the duties per for the Wilson Family Revocable Living Trust.

This is improved property known as: 3210 Merlyn Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1835, page 91, and restrictions in Book 2021, page 317, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30 day of August, 2013.

Clyde B. Wilson, JR., Co-successor Trustee

James T. Wilson, Co-successor Trustee

STATE OF California
COUNTY OF Los Angeles

On this 29 day of Aug 2013, before me, personally appeared Clyde B. Wilson, JR., as trustee of the Wilson Family Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

In Witness whereof, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

DAVID ARAGON
Commission # 1874924
Notary Public - California
Los Angeles County
My Comm. Expires Dec 26, 2013

My Commission Expires:

STATE OF FLORIDA
COUNTY OF WALTON

On this 31st day of August 2013, before me, personally appeared James T. Wilson, as trustee of the Wilson Family Revocable Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

In Witness whereof, I have hereunto set my hand and notarial seal.

NOTARY PUBLIC

STEPHANIE CHAMPION
MY COMMISSION # EE 203531
EXPIRES: May 30, 2016
Bonded Thru Budget Notary Services

My Commission Expires: May 30th 2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $160,900.00.

Coreen Newcomb
AFFIANT

Subscribed and sworn to before me this the 30th day of August, 2013.

NOTARY PUBLIC

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

My Commission Expires: _____