File No. 130881

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130088146 DEEDWARR
Recvd: 10/11/13 13:15 3 pgs
Fees:18.00 Taxes:266.61
20131011-0106892

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,057.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 01-26-2016

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry D. Busby	Same as new owner	073-01-0-089.00
(NAME)	(NAME)	
2105 Fremont Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, WE, Arthur Lewis Hutchison, Virginia Hutchison Laarz, Thomas Eugene Hutchison, Alanna Hutchison Kummer and Charles Eugene Hutchison, devisees and heirs-at-law of Jo Anne Hutchison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry D. Busby, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 2103 Fremont Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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Witness our hands this 30th day of September, 2013.

Charles Eugene Hutchison by Virginia Hutchison Laarz, his Attorney-in-fact

Thomas Eugene Hutchison by Virginia Hutchison Laarz his Attorney-in-fact

Alanna Hutchison Kummer by Virginia Hutchison Laarz her Attorney-in-fact

Arthur Lewis Hutchison by Virginia Hutchison Laarz his Attorney-in-fact

Virginia Hutchison Laarz

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Hutchison Laarz, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of September, 2013.

Commission expires:

Notary Public

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia Hutchison Laarz with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Arthur Lewis Hutchison, Thomas Eugene Hutchison, Alanna Hutchison Kummer and Charles Eugene Hutchison as their Attorney in Fact as the free act and deed of the within named Arthur Lewis Hutchison, Thomas Eugene Hutchison, Alanna Hutchison Kummer and Charles Eugene Hutchison .

Witness my hand and official seal this 30th day of September, 2013.

Commission expires:

Notary Public

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

File No. 130881

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Highland View Subdivision as shown on plat of record in Book 1424, page 39, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Douglas E. Hutchison and wife, Jo Anne Hutchison, by Warranty Deed from James H. Coss and wife, Sherry Coss, dated 12/28/61 and recorded in Book 3316, Page 295, in the Register's Office of Davidson County, Tennessee. The said Douglas E. Hutchison having since predeceased Jo Anne Hutchison on or about June 16, 1992. The said Jo Anne Hutchison having since died testate on or about February 4, 2013 and pursuant to her Last Will and Testament Case No. 13P-1182, filed in the Probate Court for Davidson County, Tennessee, subject property having been devised equally to Artie Hutchison, Virginia Laarz, Tommy Hutchison, Alanna Kummer and Chuck Hutchison. See also Affidavit of Heirship recorded 5/9/13 in Instrument No. 20130509-0047229, in the Register's Office of Davidson County, Tennessee.

Arthur Lewis Hutchison, Arthur Hutchison and Artie Hutchison being one and the same person.

Virginia Hutchison Laarz and Virginia Laarz being one and the same person.

Thomas Eugene Hutchison, Thomas Hutchison and Tommy Hutchison being one and the same person.

Alanna Hutchison Kummer and Alanna Kummer being one and the same person.

Charles Eugene Hutchison, Charles Hutchison and Chuck Hutchison being one and the same person.

Virginia Hutchison Laarz executed this instrument on behalf of Arthur Lewis Hutchison pursuant to a Power of Attorney of record in Instrument No. 20131011-0106888, Register's Office, Davidson County, Tennessee.

Virginia Hutchison Laarz executed this instrument on behalf of Thomas Eugene Hutchison pursuant to a Power of Attorney of record in Instrument No. 20131011-0106889, Register's Office, Davidson County, Tennessee.

Virginia Hutchison Laarz executed this instrument on behalf of Alanna Hutchison Kummer pursuant to a Power of Attorney of record in Instrument No. 20131011-0106890, Register's Office, Davidson County, Tennessee.

Virginia Hutchison Laarz executed this instrument on behalf of Charles Eugene Hutchison pursuant to a Power of Attorney of record in Instrument No. 20131011-0106891, Register's Office, Davidson County, Tennessee.