File BOR 9-B

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130101828 DEEDWARR
Recvd: 12/04/13 11:31 2 pgs
Fees:13.00 Taxes:1394.90
20131204-0123513

02-1310-48791

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $377,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2013.

Notary Public
My commission expires: My Commission Expires NOV. 3, 2015

NANCY FORD MARLIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard Steele Hutto	RENASANT BANK	104-01-0-F-040.00
301 Sylvan Park Ln.	2001 PARK PLACE NORTH, STE 650	
Nashville TN 37209	BIRMINGHAM, AL 35203	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Virostko and wife, Adrienne Dula, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard Steele Hutto, unmarried, and Katherine Leigh Geer, unmarried, as tenants in common with the right of survivorship, hereinafter called the Grantees, their successors 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 Unit No. 40, on the Plan of West End Station Condominiums, as established by the Master Deed of record in Instrument No. 20070712-0083315; amended in Instrument No. 20071220-0146057; amended in Instrument No. 20080919-0095641; amended in Instrument No. 20081029-0108160; and as Exhibit "B" to Amendment to Master Deed of record in Instrument No. 20090825-0080074, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Virostko and wife, Adrienne Dula by deed from West End Station, LLC, a Tennessee limited liability company, dated March 12, 2009, recorded March 19, 2009, of record in Instrument No. 20090319-0024814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 301 Sylvan Park Ln., Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of December, 2013.

John Virostko

Adrienne Dula

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Virostko and Adrienne Dula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3rd day of December, 2013.

Notary Public
State of Tennessee at Large

My Commission expires

1/19/14

