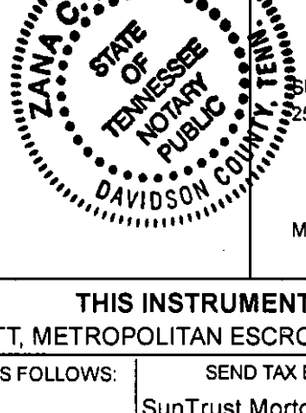
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Kyle H. Hutchison	SunTrust Mortgage, Inc.	Parcel ID:
2954 Sinbad Dr.	901 Semmes Ave.	09606021200
Nashville, TN 37214	Richmond, VA 23224	

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

Terry V. Ray and Cathy R. Billington and Linda Beth Harper and Dan C. Ray

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Kyle H. Hutchison, unmarried

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. 216 on the Plan of Cloverhill, Section IV, of record in Plat Book 2133, Page 62, (erroneously shown as Page 82 in prior deeds), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry V. Ray, Cathy R. Billington, Linda Beth Harper, and Dan C. Ray and Cleamon W. Ray, reserving a life estate, by Quitclaim Deed from John Aaron Holt, Trustee, of record in Book 9190, Page 968, dated December 14, 1993, Register's Office for said County. See also deed of record in Book 7839, Page 786, said Register's Office. The said Cleamon W. Ray having since died on September 19, 2003.

This conveyance is subject to Restrictions of record in Book 2145, Page 262, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 62, said Register's Office; (3) TVA Easement of record in Plat Book 2133, Page 62, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2954 Sinbad Dr., Nashville, TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20140029054 DEEDWARR
Recvd: 04/29/14 10:15 2 pgs
Fees:13.00 Taxes:405.15
20140429-0035814

Witness our hands this 25th day of April, 2014.

Terry V. Ray

Cathy R. Billington

Linda Beth Harper

Dan C. Ray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry V. Ray, Cathy R. Billington, Linda Beth Harper, and Dan C. Ray, 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 Nashville, Tennessee, this 25th day of April, 2014.

My Commission Expires: 9-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.