RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041041 DEEDWARR
Recvd: 06/11/14 09:38 2 pgs
Fees:13.00 Taxes:734.45
20140611-0050654

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claud Randall Hutto 317 Stonecrest Way Nashville, TN 37209	Same address as new owner	114-12-0A-114.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($198,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REGINA E. COTTINGHAM AND HUSBAND MATTHEW J. COTTINGHAM**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **CLAUD RANDALL HUTTO AND PAULA JO HUTTO, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Stoneridge Townhomes, Phase II, as shown on plan recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quit Claim Deed from Regina E. Lackey a/k/a Regina E. Cottingham and James L. Cottingham and Matthew J. Cottingham to Regina E. Cottingham and husband, Matthew J. Cottingham as recorded on the 28th day of September, 2010 in Instrument No. 20100928-0077281 and also by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company to Regina E. Lackey, an unmarried woman, James L. Cottingham, a married man, and Matthew J. Cottingham, an unmarried man, as tenants in common as recorded on the 28th day of September, 2009 in Instrument No. 20090928-0089637, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of June, 2014.

REGINA E. COTTINGHAM

MATTHEW J. COTTINGHAM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Regina E. Cottingham and Matthew J. Cottingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of June, 2014.

Notary Public

My commission expires: 9/29/17

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014