This instrument prepared by:
CHICAGO TITLE COMPANY

Davidson County DEEDWARR
Recvd: 08/15/14 14:37 5 pgs
Fees:27.00 Taxes:0.00
20140815-0074161

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) LYNN HUTCHESON	(NAME) LYNN HUTCHESON	082-05-0
(STREET ADDRESS OR ROUTE NUMBER) 1621 NORTH 5TH AVENUE	(STREET ADDRESS) 1621 NORTH 5TH AVENUE	
(CITY) (STATE) (ZIP) NASHVILLE, TN 37208	(CITY) (STATE) (ZIP) NASHVILLE, TN 37208	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JOHN HUTCHESON, spouse of the grantee** *have this day bargained and sold, and do hereby transfer and convey unto the said* **LYNN HUTCHESON, a married woman as her sole and separate property** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* **Davidson** *County, described tract of land as follows:*

LEGAL DESCRIPTION
EXHIBIT "A"
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:
LAND IN DAVIDSON COUNTY, TENNESSEE BEING THE SOUTHERLY 21 3/7 FEET OF LOT NO. 144 AND THE NORTHERLY 14 2/7 FEET OF LOT NO. 146 ON THE MAP OF NORTH NASHVILLE REAL ESTATE COMPANY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
Parcel ID: 082-05-0
Commonly known as 1621 North 5th Avenue, Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON *The actual consideration or value whichever is greater, for this transfer is* $10.00

Affiant Lynn Hutcheson

Subscribed and sworn to before me this the 6 *day of* August *20* 14

Notary Public Valise Jackson

My commission expires: 6/28/17 *(Affix Seal)*

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

This is unimproved ( ) property, known as _____ *improved ( )*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 6 *day of* August, *20* 14 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN HUTCHESON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Valeri Jackson, a Notary Public in and for said County and State, John Hutcheson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6 day of August, 2014

VALISE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public

My Commission Expires: 6/28/17

STATE OF
COUNTY OF

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

Witness my hand and official seal at _____, this ___day of _____,20__.

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and official seal, at office in _____, this _____ day of ____, 2000.

Notary Public

My Commission Expires:

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Parcel ID: 08205004200

Commonly known as 1621 North 5th Avenue, Nashville. TN 37208
However, by showing this address no additional coverage is provided

DERIVATION CLAUSE:

"I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to the amount which the property transferred would command at a fair and voluntary sale."

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True Copy Certification

I, Elaine Bernal, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, ~~Elaine Bernal~~ Alfonso Sanchez Jr., a notary public for this county and state, Elaine Bernal who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017

Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017