BILL GARRETT, Davidson County
Trans:T20140080697 DEEDWARR
Recvd: 10/27/14 12:05 2 pgs
Fees:13.00 Taxes:25.90
20141027-0098751

This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, Newcomb, & Morgan
An Association of Attorneys
102 Frey St., P. O. Box 82
Ashland City, TN 37015

Earl T. Hutchens

TO: Freshcoat Services, LLC

706 White Ave.
West Columbia, SC 29169

MAP & PARCEL:
069-12-0-010.00 & 69-12-0-009.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Earl T. Hutchens, widower, Grantor herein; have bargained and sold and by these presents do convey unto Freshcoat Services, LLC, a South Carolina Limited Liability Company, Grantee herein, its successors and assigns, the following described property:

> Land in the 13th Civil District of Davidson County, Tennessee, designated as Tract No. 3 on a survey by James L. Murphy, Jr. and Company, dated May 12, 1971, and described as follows:
>
> BEGINNING at a point in the northerly margin of Hydes Ferry Pike at the southeast corner of the Espey property; thence North 41 degrees 46 minutes 15 seconds East 153.62 feet to a point; thence South 70 degrees 3 minutes 5 seconds East 61.39 feet to a point; thence South 19 degrees 4 minutes 10 seconds East 132.55 feet to a point in the northerly margin of Hydes Ferry Pike; thence westerly along the northerly margin of said Hydes Ferry Pike 205.79 feet to the point of beginning and containing 0.38 acres more or less.
>
> BEING the same property conveyed to Earl T. Hutchens and wife, Norma Sue Hutchens, by Trustee's Deed of record at Book 8068, page 111, Register's Office Davidson County, Tennessee. Norma Sue Hutchens having since died, vesting title in Earl T. Hutchens as surviving tenant by the entirety.
>
> This conveyance is subject to the lien of 2014 Davidson County property taxes which have been prorated between the parties.
>
> This is unimproved property located on Ashland City Highway, Davidson County, Tennessee. The description herein is the same as the description contained in the prior deeds of record.
>
> By this deed, the Grantor herein intends to the convey to the Grantee herein all of his interest in and to the real property designated as Tax Map and Parcels 069-12-0-010.00 & 69-12-0-009.00 by the Davidson County Property Assessor.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 16th day of October, 2014.

Earl T. Hutchens

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Earl T. Hutchens, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of October, 2014.

NOTARY PUBLIC

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 7/25/17

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Affiant

SWORN to and subscribed before me,

this the 16th day of October, 2014.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY