File Box 8

BILL GARRETT, Davidson County
Trans:T20150006641 DEEDWARR
Recvd: 01/27/15 15:18 2 pgs
Fees:13.00 Taxes:377.40
20150127-0007808

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57180
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Hutchins **Brenda Hutchins** **8681 Griffith Road** **Nashville, Tennessee 37221**	New Owner

TAX MAP PARCEL NUMBERS: 154-00-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $102,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna M. Howard**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Hutchins and Brenda Hutchins, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain tract or parcel of land in the 9th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Beginning at an iron stake in the northeast corner of P.E. Griffiths 9.47 acre tract;.thence North 89° 01' East 99.9 feet to a stake in the fence line; thence North 74°33' East 67.9 feet to a stake by bush; thence North 37° 6' 65 feet to a stake in fence; thence South 73° East 1618 feet to the center of Griffith Road; thence with the center of said road, thence South 7° East 470 feet to a point in the center of the road, thence South 87° 30' East 1295 feet to the point of beginning, containing 8.94 acres, more or less.

Being the same property conveyed to Isaac L. Howard by Final Decree Confirming Sale recorded on the 8th day of March 2005 in Instrument No. 20050308-0025489. Register's Office for Davidson County, Tennessee. (See Affidavit of First American Title Insurance Company of record in Instrument No. 20080807-0081419, said Register's Office.) Isaac L. Howard having since died and by Affidavit of Heirship of record in Instrument No. 20140122- 0006170, said Register's Office, Donna Howard was established as the heir at law of Isaac Logan Howard. By Administrator's Quitclaim Deed from Donna M. Howard, Administrator for the Estate of Isaac L. Howard, of record in Instrument No. 20140131-0008972, said Register's Office. subject property was conveyed to Donna M. Howard, a single person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to Taxes for 2015, and subsequent years; Restrictive Covenants of record in Book 6736, page 106, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c; Subject to that portion of the premises embraced within the bounds of Griffith Road; No amount of insurance is afforded as to the exact amount of acreage contained herein.

This is improved property, known as 0 Griffith Road, Nashivlle, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the

lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of January, 2015

Donna M. Howard

State of Tennessee

County of Davidson

On this 26th day of January, 2015, before me the undersigned authority, personally appeared Donna M. Howard, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $102,000.00.

Affiant

Sworn and subscribed before me this 26th day of January, 2015.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017