WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/15 14:24 3 pgs
Fees:18.00 Taxes:550.93
20150529-0049832

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1212B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kenneth D Hutson Jr and Katy J Hutson	New Owner	03409001200
311 W Monticello		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SARA M. WILHELM, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KENNETH D HUTSON JR AND KATY J HUTSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 the westerly 150 feet of Lot No. 27 on the Plan of Bransford Realty Company's Alta Loma Subdivision of record in Plat Book 421, Page 44, in the Register's Office for Davidson County, Tennessee described as follows:

Beginning at the northwest corner of Lot No. 25, on said plan; thence with the line between said Lots Nos. 25 and 27 eastwardly 150 feet; thence northwardly 476 feet to a point in the southern boundary line of lot no. 29 on said plan; thence with the line between said Lots Nos. 27 and 29 westwardly 150 feet to the southwest corner of said Lot No. 29, said point being in the easterly margin of a 3 foot strip dedicated for public use; thence with the easterly margin of said strip southwardly 476 feet to the beginning.

Being the same property conveyed to Residential Recovery Capital Holdings #2, LLC, a Texas Limited liability company by special warranty deed deed from U.S. Bank National Association, N.D. of record in Instrument No. 20130403-0033096 Register's Office for Davidson County, Tennessee, dated 03/21/2013 and recorded on 04/03/2013.

Being the same property conveyed to Sara M. Wilhelm by special warranty deed deed from Residential Recovery Capital Holdings #2, LLC, a Texas Limited liability company of record in Instrument No. 20131025-0111529 Register's Office for Davidson County, Tennessee, dated 10/11/2013 and recorded on 10/25/2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 44, Register's Office for Davidson County, Tennessee.

TVA ROW referenced in deed of record in Book 3459, Page 3, in the Register's Office for Davidson County, Tennessee.

This is property known as 311 W Monticello, Goodlettsville, TN 37072

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 28th day of May, 2015.

Sara M. Wilhelm

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, SARA M. WILHELM, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1212B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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 document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

