BOX #14

G#27219-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042921 DEEDWARR
Recvd: 06/02/15 12:09 2 pgs
Fees:13.00 Taxes:1831.50
20150602-0051082

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 1st day of June, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John G. Thompson and Gail N. Thompson	**"New Owners"**	**131030B16000CO**
4400 Belmont Park Terrace #160		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roy E Hutton and wife, Sylvia J. Hutton, as tenants by the entireties

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John G. Thompson and Gail N. Thompson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Building Site No. 160 of Arden Place Condominiums, Section Three, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions, and Restrictions for Arden Place, of record in Book 4754, Page 455, and amended in Book 4916, Page 277, and further amended in Instrument No. 20070816-0098235, and supplemental in Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with one membership in Arden Place Homeowners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership, along with the undivided percentage interest in the Common Elements appurtenant to said Building Site, as set forth in said Declarations. Reference is hereby made to the plan of Arden Place, Section Three, as of record in Book 4660, Page 152, said Register's Office, for a more complete identification and description of such Building Site.

BEING the same property conveyed to Roy E. Hutton and wife, Sylvia J. Hutton, as tenants by the entireties, by Warranty Deed dated May 15, 2013, from Jane W. Williams, of record in Instrument No. 20130528-0053643, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4660, Page 152, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants of record in Book 4628, Page 473, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions, and Restrictions for Arden Place, of record in Book 4754, Page 455, and amended in Book 4916, Page 277, and further amended in Instrument No. 20070816-0098235, and supplemental in Instrument No. 20140801-0069316, Register's Office for Davidson County, Tennessee;

4) Charter and Articles of Incorporation of Arden Place Homeowners Association, Inc., of record in Book 4749, Page 634, said Register's Office;

5) Annual Assessments, Special Assessments and Easements as set forth in the Declaration of Covenants, Conditions, and Restrictions for Arden Place, of record in Book 4754, Page 455, said Register's Office;

6) Subject to rights of others in and to common areas; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4400 Belmont Park Terrace #160, Nashville, TN 37215**

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 is 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/our hand(s) this **1st** day of **June, 2015.**

Roy E Hutton

Sylvia J. Hutton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Roy E Hutton and wife, Sylvia J. Hutton,** the within named sellers, 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 official seal at Nashville, Tennessee, this **1st** day of **June, 2015.**

Notary Public

My Commission Expires: 7/03/2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017