Bk 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

G-TG-15-427

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John A. Hutchinson	SAME AS NEW OWNER	
(NAME)	(NAME)	
427 Hickory Glade Drive		**162-01A-020.00CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JEFFREY BENNETT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN HUTCHINSON, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 20 on the site Plan of Phase I, Hickory Glade of record in Plat Book 6250, Page 889 which amends Book 6250, Page 888, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Bennett, a single man by Warranty Deed from Donald D. Harrell, unmarried, of record in Instrument No. 20080610-0059649, Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 10, 2008. Jeffrey Bennett, having since married. His spouse, Seresa Bennett joins in this convenyance for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- All matters shown on the Plan of record in Book 6250, page 889, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 6250, page 888, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 803, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6824, Page 952, re-recorded in Book 6898, page 919, amended in Book 6898, page 920, Book 6824, page 929 re-recorded in Book 6898, page 896, Book 6957, page 473, Book 7959, page 869 and Instrument Number 20031223-0182416, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws in Book 6878, page 390, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas in Book 7260, page 72, Book 6898, page 921 re-recorded in Book 6899, page 562, Register's Office for Davidson County, Tennessee.
- Charter in Book 6845, page 780, Register's Office for Davidson County, Tennessee.
- This conveyance is subject to Storm Water Detention Agreement of record in Book 6796, Page 991, Register's Office for Davidson County.
- This conveyance is subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 7384, Page 941; Book 6421, Page 966; and Book 6255, Page 611, Register's Office for Davidson County.
- Deed of Conveyance of record in Book 7097, Page 92 and Book 7097, Page 130, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein.

BILL GARRETT, Davidson County
Trans:T20150044531 DEEDWARR
Recvd: 06/05/15 14:09 2 pgs
Fees:13.00 Taxes:389.98
20150605-0053104

This is **improved** property known as: **427 Hickory Glade Drive , Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF JUNE, 2015.

Jeffrey Bennett

Seresa Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY BENNETT AND SERESA BENNETT, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of June, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212