WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15 1498

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1498

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michelle Prater Brent Johnson 3145 Smith Springs Road Antioch, TN 37013-2560	Citizens National Bank 200 Forks of the River Pkwy Sevierville, TN 37862	150-4-148.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $174,900.00

BILL GARRETT, Davidson County
Trans:T20150053610 DEEDWARR
Recvd: 07/02/15 13:19 2 pgs
Fees:13.00 Taxes:647.13
20150702-0064330

Affiant

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

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Adrian E. Hutchison and wife, Mary A. Hutchison,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michelle Prater, a single woman and Brent Johnson, a single man, as joint tenants with rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 646, on the Revised Plat of Phase III, Kensington of Priest Lake, of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Adrian E. Hutchison and wife, Mary A. Hutchison by Warranty Deed from Sondra Lea Brewster, unmarried, dated May 15, 2009, recorded May 20, 2009, of record in Instrument No. 20090520-0046380, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **3145 Smith Springs Road, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **July, 2015.**

GRANTOR(S)

Adrian E. Hutchison

Mary A. Hutchison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Adrian E. Hutchison and Mary A. Hutchison** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **1st** day of **July, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

Notary Public
My Commission Expires: