Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$299,000.00~~ $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarred Hutto	New Owner	172-12-0B-218.00-CO
(NAME)	(NAME)	
612 Cobble Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Mitchell R. Smail, a single man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jarred Hutto and Alyssa Hutton, 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:

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of Section Eleven, Bradford Hills of record in Plat Book 7900, Page 496, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell R. Smail, a single man by Warranty Deed from Andrew M. Rieben and Cheryl N. Rieben, husband and wife of record in Instrument No. 20130828-0090655, and recorded on August 28, 2013, Register's Office for Davidson County, Tennessee, dated August 23, 2013, and also being the same property conveyed to Andrew M. Rieben and wife, Cheryl N. Rieben by Warranty Deed from Thomas L. Tilney, unmarried of record in Instrument No. 20100311-0018658, dated March 05, 2010 and recorded on March 11, 2010, Register's Office for said county and state.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☒ property, known as 612 Cobble Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20150056059 DEEDWARR
Recvd: 07/10/15 12:31 2 pgs
Fees:13.00 Taxes:869.50
20150710-0067330

Witness my hand this 1st day of July, 2015.

Mitchell R. Smail

STATE OF NEW JERSEY

COUNTY OF Burlington

On this 1st day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mitchell R. Smail**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/5/2018

Notary Public,

DOREEN MARY SCHARFF
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/5/2018