THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064393

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $303,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150063386 DEEDWARR
Recvd: 08/03/15 09:08 2 pgs
Fees:13.00 Taxes:1121.10
20150803-0076119

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roy E. Hutton 3013 WOODLAWN DR Nashville TN 37215-1140	New Owner	Tax Parcel ID No. 117-02-0D-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Hendricks and Muna J. Hendricks, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Roy E. Hutton*** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*an unmarried man

A certain condominium apartment in Davidson County, TN, described as Unit No. 2 of The Clairmont Condominiums, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of The Clairmont Condominiums, recorded in Plat Book 6200, Page 551, said Register's Office, and described in a Master Deed recorded in Book 7096, Page 940 as amended in Book 7108, Page 98 and Book 8263, Page 703, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Clairmont Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 7096, Page 940 as amended in Book 7108, Page 98 and Book 8263, Page 703, and By-laws appended thereto in Book 7096, at Page 948 as amended in Book 7117, Page 70, Book 7637, Page 319 and Instrument No. 20081210-0119056, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Scott Hendricks and wife, Muna J. Hendricks by Warranty Deed from Roger E. Graham and wife, Denese Cure', recorded on the 3rd day of May, 2012 in Instrument No. 20120503-0038067, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE CLAIRMONT CONDOMINIUMS, as recorded in Plat Book 6200, Page(s) 551.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Clairmont Homeowners Association, Inc. recorded in Book 6988, Page 536, Book 7137, Page 826, Book 7960, Page 128 and Book 9168, Page 430. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE CLAIRMONT CONDOMINIUMS of record in Book 7096, Page 940 , as amended by instrument(s) of record in Book 7108, Page 98, Book 7117, Page 70, Book 7637, Page 319, Book 8108, Page 993, Book 8251, Page 180, Book 8263, Page 703, Instrument Nos. 20081210-0119056 and 20140314-0021310; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 3013 WOODLAWN DR Nashville TN 37215-1140

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of July, 2015.

Scott Hendricks

Muna J. Hendricks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Hendricks and Muna J. Hendricks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018