BILL GARRETT, Davidson County
Trans:T20150064496 DEEDWARR
Recvd: 08/04/15 15:18 2 pgs
Fees:13.00 Taxes:1256.25
20150804-0077423

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156037

WARRANTY DEED

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,528.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2015.

NOTARY PUBLIC

My commission expires: 3/24/17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanjeev Misra *et ux* 6606 Holt Road Nashville, TN 37211	Same address as new owner	180-00-0-085.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Nine Thousand Five Hundred Twenty Eight and 00/100 Dollars ($339,528.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **IMOGENE S. HUTCHERSON, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **SANJEEV MISRA AND STACEY YABKO, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Holt Hills Subdivision, or record in Plat Book 5050, page 77, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Benjamin F. Hutcherson and wife, Imogene S. Hutcherson by Warranty Deed from Holt Hills Development Co., Inc., dated August 22, 1977 and recorded August 24, 1977, of record in Deed Book 5187, Page 990, in the Office of the Register of Davidson County, Tennessee. The said Benjamin F. Hutcherson having since died on September 7, 2014 leaving Imogene S. Hutcherson as owner of fee simple title as surviving tenant by the entirety.
>
> The address of the herein described property is believed to be 6606 Holt Road, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 5050, page 77; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 27th day of July, 2015.

Imogene S. Hutcherson

IMOGENE S. HUTCHERSON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Imogene S. Hutcherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of July, 2015.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 10/5/16

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY