WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $484,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Jason Dutcher and Nicole Lynn Dutcher	New owner	
(NAME)	(NAME)	13201011900
4029 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JERRY LYNN GRIFFITH AND WIFE, DIANNE G. GRIFFITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD JASON DUTCHER AND NICOLE LYNN DUTCHER,** 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. 53 on the Map of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry Lynn Griffith and wife, Dianne G. Griffith by Warranty Deed from Susan C. Saunders and Roger Church, both married, recorded on the 29th day of September, 1995 in Deed Book 9810, Page 505, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) All matters appearing on the plan of record in Plat Book 1424, Page 98, said Register's Office; (c) Subject to a sewer easement recorded in Book 6137, Page 787, said Register's Office.

unimproved
This is improved x property, known as 4029 Outer Drive, Nashville, TN 37204
(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:T20150078793 DEEDWARR
Recvd: 09/16/15 13:16 2 pgs
Fees:13.00 Taxes:1790.80
20150916-0094035

Witness my hand this 15 day of September, 2015.

Jerry Lynn Griffith

JERRY LYNN GRIFFITH

Dianne G. Griffith

DIANNE G. GRIFFITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Lynn Griffith and Dianne G. Griffith, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of September, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

John Gregory Hardeman

Notary Public