WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/15 08:17 2 pgs
Fees:13.00 Taxes:514.49
20150922-0096016

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $139,050.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 16th day of Sept, 2015

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Margaret White	SAME	050-13-0-003.00
2160 West Richmond Hill Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Justin Cutler**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Margaret White**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The southerly part of Lot Number 18 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot Number 18 fronts 57.81 feet on the northerly side of Richmond hill Drive and extends back 70.0 feet on the easterly line and 80 feet, more or less, on the westerly line, to a south line of the property conveyed to the State of Tennessee, of record in Book 4659, page 547, Register's Office for Davidson County, Tennessee, measuring 55 feet, more or less, thereon.

Being the same property conveyed to Justin Cutler, from Teresa L. Moore, Trustee of the MTM Revocable Trust, its successors and assigns, created September 7, 2012, by deed on December 15, 2014, of record in Instrument Number 20141218-0116078, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 142, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4478, page 108; Book 4447, page 594; and Book 8237, page 75, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4175, page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2160 West Richmond Hill Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this September 16, 2015.

Justin Cutler by Hal E. Wilson as attorney-in-fact

Justin Cutler
By Hal E. Wilson, III, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Hal E. Wilson, III, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Justin Cutler, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Justin Cutler, the bargainor(s), by the said Hal E. Wilson, III, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of September, 2015.

_____ My Commission Expires: 11-5-2018

NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 11-6-17
Notary's Signature