Davidson County DEEDWARR
Recvd: 12/11/15 15:49 3 pgs
Fees:18.00 Taxes:307.10

20151211-0125051

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

Affiant

Subscribed and sworn to before me this 11th day of December, 2015.

Notary Public
My commission expires:

06-1512-76278

Address of New Owner:	Send Tax Bills to:	Tax Information:
Austin H. Marrs	NEW OWNER	135-08-0-A-617.00
617 Longhunter Court		
Nashville TN 37217		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bryan J. Hutchins and Brooke P. Hutchins, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Austin H. Marrs, unmarried,** hereinafter called the Grantees, their successors 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 #617, on the Plan of Tract No. 19 Site Plan, Nashboro Village Nineteen Condominiums, as established by Master Deed of record in Book 5333, Page 957, and as shown on the plan of record in Book 5200, Page 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tomeka Toles, unmarried by deed from Joseph Vonno, II and wife, Melanie R. Ladd, dated October 28, 2005, recorded November 4, 2005, of record in Instrument No. 20051104-0134250, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-through Certificates, Series 2006-HE1 by Substitute Trustee's Deed from Jason Mangrum, Substitute Trustee, dated April 14, 2015, recorded April 14, 2015, of record in Instrument No. 20150414-0032743, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bryan J. Hutchins and Brooke P. Hutchins, husband and wife by Warranty Deed from Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-through Certificates, Series 2006-HE1 c/o Ocwen Loan Servicing LLC, 1661 Worthington Road, Suite 100, West palm Beach, FL 33409, dated August 5, 2015, recorded August 11, 2015, of record in Instrument No. 20150811-0080371, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 617 Longhunter Court, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 11th day of December, 2015.

Bryan J. Hutchins

Brooke P. Hutchins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bryan J. Hutchins and Brooke P. Hutchins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 11th day of December, 2015.

Notary Public

My Commission expires: 9-28-2019



True Copy Certification

I, Christi M. Johnston, 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 Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnston [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-25-2016

My Commission Expires: _____

{Notary' Seal}