BILL GARRETT, Davidson County
Trans:T20160021420 DEEDWARR
Recvd: 03/16/16 09:27 2 pgs
Fees:13.00 Taxes:871.35
20160316-0024836

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Thomas S. Hutchinson
5207 Park Avenue
Nashville, TN 37209-3338

SEND TAX BILL TO:
New Owner

MAP/PARCEL 091-15-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sadra Susanne Stamps,** has this day bargained and sold, and does hereby transfer and convey unto **Thomas S. Hutchinson, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Block 7, on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particularly described as follows:

Beginning on the Southerly margin pf Park Avenue (formerly First (1st) Avenue), at a point 157.5 feet Westerly from the Westerly margin of 52nd Avenue, North (formerly Eleventh (11th) Street; thence with the Southerly margin of Park Avenue, Westerly 525.5 feet; thence Southerly parallel with 52nd Avenue, North 162.5 feet to a point half (1/2) way to Elkins Avenue; thence, Easterly parallel with Park Avenue North, thence, Northerly 162.5 feet to the beginning.

Being the same property conveyed to Sadra Susanne Stamps by Warranty deed from Christina M. Meng nka Christina Meng Kahn of record in Instrument No. 20110720-0055590 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on July 20, 2011.

This is improved property known as: **5207 Park Avenue, Nashville, Tennessee 37209**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 421, page 18 as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of March, 2016.

Sadra Susanne Stamps

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sadra Susanne Stamps,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of March, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $235,500.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of March, 2016.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19