Davidson County DEEDWARR
Recvd: 06/20/16 09:52 3 pgs
Fees:18.00 Taxes:839.90
20160620-0062254

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# K84-114

ADDRESS NEW OWNER:
Anjula Gupta
317 Stonecrest Way
Nashville, TN 37209

SEND TAX BILL TO:
Owner

MORTGAGEE:

N/A

MAP **114**
GROUP **12-0-A**
PARCEL **114.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Claud Randall Hutto and Paula Jo Hutto, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Anjula Gupta**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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. 114 on the Plan of Stoneridge Townhomes, Phase II, as shown on plan recorded as Exhibit B in the Declaration of Covenants, Conditions and Restriction recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Claud Randall Hutto and Paula Jo Hutto, husband and wife by deed from Regina E. Cottingham and husband, Matthew J. Cottingham dated June 6, 2014, of record in Instrument no. 20140611-0050654, Register's Office for Davidson County, Tennessee.

This is improved property known as 317 Stonecrest Way, Nashville, Tennessee 37209. Possession is to be given on June 17, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 17th day of June, 2016.

Claud Randall Hutto

Paula Jo Hutto

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Claud Randall Hutto and Paula Jo Hutto, husband and wife**, 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 office this 17th day of June, 2016.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires August 21, 2018

My Commission Expires: 8.21.18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $227,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of June, 2016.

NOTARY PUBLIC

THERESA J. WIGGINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.6.2017

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20