Davidson County DEEDWARR
Recvd: 07/01/16 09:47 3 pgs
Fees:18.00 Taxes:1687.20
20160701-0067429

WARRANTY DEED

FSB16-1578

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17

(AFFIX SEAL)

WILLIAM S CORLEY NOTARY STATE OF TENNESSEE MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homestead Title, LLC
1396 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip S Hutcheson	Franklin Synergy Bank	
1578 Woodmont Boulevard	722 Columbia Avenue	
Nashville, TN 37215-1632	Franklin, TN 37064	117-12-0-054.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE ESTATE OF JAMES H. BOSWELL, DECEASED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP S HUTCHESON AND ASHLEY D HUTCHESON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 71 feet of Lot No. 8 and the Westerly 50 1/2 feet of Lot No. 7 of Block "A' on the Map of Clairmont Subdivision as of record in Plat Book 974, page 8, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 121 1/2 feet on the Northerly side of Woodmont Avenue or Boulevard, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James H. Boswell, married by Quitclaim deed from Elaine Boswell of record in Book 10834, page 88, Register's Office for Davidson County, Tennessee, dated March 09, 1998 and recorded on March 11, 1998. The said James H.

Boswell having since died July 11, 2015 and in his Last Will and Testament appointed Katherine Mae Boswell Turner as Executrix.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 974, Page 8, Book 3966, Page 183, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1578 Woodmont Boulevard, Nashville, Tennessee 37215-1632
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of June, 2016.

Katherine Mae Boswell Turner, Personal Representative of The Estate of James H. Boswell

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2016, before me personally appeared Katherine Mae Boswell Turner, Personal Representative of the The Estate of James H. Boswell, deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of June, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

