This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

BILL GARRETT, Davidson County
Trans:T20160061738 DEEDWARR
Recvd: 07/19/16 08:34 2 pgs
Fees:13.00 Taxes:740.00
20160719-0073873

MICHAEL DENNIS HUTCHESON

TO:

WARRANTY DEED
Tax Parcel No. 106-130-122.00

NEW DAY HOMES, LLC

Address of Property:
2000 Hutton Drive
Nashville, TN 37210

Person and/or Entity Responsible for Paying Property Taxes:
New Day Homes, LLC
1212 Laurel St #801
Nashville, TN 37203

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, MICHAEL DENNIS HUTCHESON, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto NEW DAY HOMES, LLC, in fee simple, a certain tract or tracts of land lying and being in Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Section One, Woodycrest Subdivision, as of record in Book 1835, page 25, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Hutton Drive at the corner of Lots 11 and 12; thence with the line between said lots northerly 180 feet to a point in the margin of the N. C. & St. L. Railroad right-of-way; thence with the margin of the same northwesterly 119.5 feet to the margin of a 60-foot unnamed street; thence with the margin of the same, southerly 164.75 feet to the beginning of a curve; thence around said curve southeasterly 29.48 feet to the northeasterly margin of Hutton Drive; thence with the margin of the same southeasterly 69.9 feet to the beginning.

Being the same property conveyed to Michael Dennis Hutcheson by Quitclaim Deed from Michael Dennis Hutcheson, sole heir of Lila Imogene Hutcheson to Michael Dennis Hutcheson, of record in Book 20140919, page 0086139, Register's Office, Davidson County, Tennessee, recorded 9-19-14.

Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee(s) as set out above, forever.

And I do covenant with the said Grantee(s), as set out above, that I am lawfully seized and possessed of the said land; that I have a good and lawful right to sell and convey the same; and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee(s), as set out above, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand(s) this the 14th day of July, 2016.

Michael Dennis Hutcheson
MICHAEL DENNIS HUTCHESON

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor(s), MICHAEL DENNIS HUTCHESON, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office this the 14th day of July, 2016.

YVONNE ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Yvonne Roberts
NOTARY PUBLIC

My Commission Expires: 4-11-2017

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is $200,000.00.

Michael Dennis Hutcheson

Sworn to and subscribed before me this the 14th day of July, 2016.

YVONNE ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Yvonne Roberts
REGISTER/NOTARY PUBLIC

My Commission Expires: 4/1-2017

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.